AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, February 19, 2026
6:00 PM

Please silence all cell phones and other electronic devices during the meeting.

ATTEND OR WATCH THE MEETING

*For in-person attendance, the Council Chambers will open to the public at 5:30 p.m. To watch the live stream or archived meeting, visit the City's website at **agourahillscity.gov** and click the dark green "Watch Meetings" button under Quick Links or search "Agoura Hills Planning Commission" on **YouTube** and select the meeting by date.*

PUBLIC PARTICIPATION (PUBLIC COMMENT)

Option A: To provide public comments in-person in the Council Chambers

Members of the public may attend the meeting in person in the Council Chambers and speak or submit a written comment on any item listed on the Agenda. If you wish to speak, complete a Speaker's Card for each item and submit to the Agency Secretary prior to the public comment portion of the item. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another speaker. Written public comments submitted at the meeting are not read aloud by the Agency Secretary.

Option B: To submit written public comments prior to the meeting

*Members of the public may submit written comments on any item listed on the Agenda. To ensure the Planning Commission has time to review and/or consider information prior to the meeting, please include the item number or topic in the subject line and **email comments@agourahillscity.gov by 4:00 p.m. on the meeting date**. Public comments are not read into the record by the City. Any comments submitted after the deadline may not be considered during the Planning Commission's deliberations or included in the official record. However, the public may attend the meeting to make or submit written comments in person.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Jessica Reinhardt
Vice Chair Brit Sharon
Commissioner Meril Platzer
Commissioner Morgan Roth
Commissioner Bruce Stein

EXCUSED ABSENCE

APPROVAL OF AGENDA

PUBLIC COMMENTS

(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the Planning Commission. Please refer to “Public Participation” above for full details on how to speak or submit written public comments under this category.)

PUBLIC HEARING

(Both the Applicant or the Appellant, should they be different parties, will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other public testimony is limited to three (3) minutes. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category. After the rebuttal, the Chair will close the Public Hearing and the Planning Commission will deliberate the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.)

1. Conduct a Public Hearing to Consider the Adoption of a Resolution for a Time Extension Request for the Ladyface Vista Project Case Nos. CUP-2021-0004, SPR-2021-0007, and OAK-2021-0015
   RECOMMENDATION: Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, EXTENDING THE EXPIRATION DATES OF CONDITIONAL USE PERMIT CASE NO. CUP-2021-004, SITE PLAN REVIEW CASE NO. SPR-2021-0007, OAK TREE PERMIT CASE NO. OAK-2021-0012, AND VESTING TENTATIVE TRACT MAP CASE NO. TRM-2021-0001 SUBJECT TO REVISED CONDITIONS OF APPROVAL, AND MAKING FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

2. Conduct a Public Hearing to Consider the Adoption of a Resolution to Approve a Conditional Use Permit and Site Plan/Architectural Review Permit to Allow for a Second Story Addition to an Existing Single-Family Dwelling
   RECOMMENDATION: Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. PZ-2025-152-CUP AND SITE PLAN/ ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2025-207-SPR TO ALLOW CONSTRUCTION OF A NEW SECOND STORY ADDITION TO A SINGLE-STORY SINGLE-FAMILY DWELLING ON A HILLSIDE LOT AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The next Regular Planning Commission Meeting will be held at 6:00 p.m., on March 5, 2026, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission meeting or other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.
Copies of staff reports or other written documentation, relating to each item of business described in this Agenda, are posted to the City's website at ***agourahillscity.gov*** *and are on file in the office of City Clerk Kimberly M. Rodrigues, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.*
The telecast of the Thursday, February 19, 2026, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers and run daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.

Date Posted: February 13, 2026

CITY OF AGOURA HILLS

REPORT TO PLANNING COMMISSION

DATE: **FEBRUARY 19, 2026**

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR**

SUBJECT: **CONDUCT A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A RESOLUTION FOR A TIME EXTENSION REQUEST FOR THE LADYFACE VISTA PROJECT CASE NOS. CUP-2021-0004, SPR-2021-0007, AND OAK-2021-0015**

APPLICANT	City of Agoura Hills
CASE NO:	Conduct a Public Hearing to Consider the Adoption of a Resolution for a Time Extension Request for the Ladyface Vista Project Case Nos. CUP-2021-0004, SPR-2021-0007, and OAK-2021-0015
LOCATION:	29541, 29545, 29549, 29553, and 29555 Canwood Street
ENVIRONMENTAL DETERMINATION:	Exempt
ZONING DESIGNATION:	BP-OR-FC (Business Park/Office Retail with Freeway Corridor Overlay)
GENERAL PLAN DESIGNATION:	BP-OR
RECOMMENDATION:	Adopt a resolution of the Planning Commission of the City of Agoura Hills, California, extending the expiration dates of Conditional Use Permit Case No. CUP-2021-004, Site Plan Review Case No. SPR-2021-0007, Oak Tree Permit Case No. OAK-2021-0012, and Vesting Tentative Tract Map Case No. TRM-2021-0001 subject to revised conditions of approval, and making findings of exemption under the California Environmental Quality Act.

PROJECT BACKGROUND AND DESCRIPTION

An application was duly filed by Ladyface Vista L.P. (Applicant) on June 2, 2021, with respect to the real property located at 29541, 29545, 29549, 29553 and 29555 Canwood Street (Assessor Parcel No. 2053-001-008), requesting approval of a Conditional Use Permit, Site Plan/Architectural Review Permit, Oak Tree Permit, and Vesting Tentative Tract Map for the construction of five, one-story office buildings totaling 20,279 square feet as part of the Ladyface Vista Professional Center (the “Project”).

On November 17, 2022, the Planning Commission conducted a public hearing and adopted Resolution Nos. 12-1275 and 12-1276 approving the Project. Additionally, pursuant to the California Environmental Quality Act (CEQA), on November 17, 2022, the Planning Commission adopted Resolution No. 12-1274 adopting the Final Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the Project. The IS/MND is available at City Hall, located at 30001 Ladyface Court, Agoura Hills, California 91301.

Following the approval of the Project the Applicant submitted building and grading permit applications, but did not receive a building permit prior to the two-year expiration date listed in the conditions of approval. The Community Development Director approved a 1-year time extension to obtain building permits and to record the final map, giving the applicant until November 17, 2025.

On November 3, 2025, the Applicant requested another one-year extension of the permit expiration date. Pursuant to the conditions of approval and the Subdivision Map Act, up to two 1-year permit extension requests may be approved by the Planning Commission after a public hearing.

STAFF ANALYSIS

The Project was approved during an unusual time as the aftermath of the COVID pandemic made the development of commercial real estate an uncertain endeavor. The Applicant/developer is now confident in their ability to move forward with the Project, and has expressed the need for more time to obtain building permits.

CEQA

Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to CEQA Guidelines Section 15162, that no further CEQA review is needed, nor are any amendments to the adopted IS/MND or MMRP required, as there have been no changes in the Project, no alterations in the circumstances under which the Project will be undertaken, and no new information indicating significant environmental effects. The Project is also exempt under the Common-Sense Exemption CEQA Guidelines Section 15061(b)(3) because it is an entitled Project with an IS/MND, and the approval represents only a one-year extension without changes to the Project.

FINDINGS

All original findings contained in Planning Commission Resolution Nos. 12-1275 and 12-1276 can still be made, subject to the revision of the conditions of approval to update the expiration date.

FISCAL IMPACT

There is no impact on the Fiscal Year 2025-26 Budget associated with this time extension. The applicant has paid all required fees to pay for staff time and the costs associated with the public hearing.

RECOMMENDATION

Staff respectfully recommends the Planning Commission adopt a resolution of the Planning Commission of the City of Agoura Hills, California, extending the expiration dates of Conditional Use Permit Case No. CUP-2021-0004, Site Plan Review Case No. SPR-2021-0007, Oak Tree Permit Case No. OAK-2021-0012, and Vesting Tentative Tract Map Case No. TRM-2021-0001 subject to revised conditions of approval, and making findings of exemption under the California Environmental Quality Act.

Attachments

Draft Resolution - Ladyface Vista.pdf
PC RESO 2022 22-1274.pdf
PC RESO 2022 22-1275.pdf
PC RESO 2022 22-1276 (1).pdf
Plans - Ladyface Vista.pdf

RESOLUTION NO. 26-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, EXTENDING THE EXPIRATION DATES OF CONDITIONAL USE PERMIT CASE NO. CUP-2021-004, SITE PLAN REVIEW CASE NO. SPR-2021-0007, OAK TREE PERMIT CASE NO. OAK-2021-0012, AND VESTING TENTATIVE TRACT MAP CASE NO. TRM-2021-0001 SUBJECT TO REVISED CONDITIONS OF APPROVAL, AND MAKING FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, an application was duly filed by Ladyface Vista L.P. (Applicant) on June 2, 2021, with respect to the real property located at 29541, 29545, 29549, 29553 and 29555 Canwood Street (Assessor Parcel No. 2053-001-008), requesting approval of a Conditional Use Permit, Site Plan/Architectural Review Permit, Oak Tree Permit, and Vesting Tentative Tract Map for the construction of five, one-story office buildings totaling 20,279 square feet as part of the Ladyface Vista Professional Center (the "Project").

WHEREAS, on November 17, 2022, the Planning Commission conducted a public hearing and adopted Resolution Nos. 12-1275 and 12-1276 approving the Project..

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), on November 17, 2022, the Planning Commission adopted Resolution No. 12-1274 adopting the Final Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the Project. The IS/MND is available at City Hall, located at 30001 Ladyface Court, Agoura Hills, California 91301.

WHEREAS, the Conditions of Approval for Resolution No. 12-1275 state that the Conditional Use Permit shall expire if the permit is not used within two years of approval;

WHEREAS, building and grading permit applications were submitted by the Applicant within two years of approval, and an administrative time extension was granted by the Community Development Director to give the Applicant until November 17, 2025 to start construction;

WHEREAS, as of the date of this resolution, construction has not commenced;

WHEREAS, pursuant to Agoura Hills Municipal Code Section 9673.2.K.2, the Applicant may request from the Planning Commission up to two extensions for a period of time not exceeding twelve months each;

WHEREAS, on November 3, 2025, the Applicant duly filed a one-year extension request for the Project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The facts set forth in the recitals of this Resolution are true and correct.

Section 2. A public hearing was duly held on February 19, 2026, at 6:00 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date and place and purpose of the aforesaid public hearing was duly given.

Section 3. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the public hearing.

Section 4. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds that the findings contained in Planning Commission Resolution Nos. 12-1274, 12-1275, and 12-1276 dated November 17, 2022, can still be made, subject to the revised conditions of approval (Exhibits A and B).

Section 5. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to CEQA Guidelines Section 15162, that no further CEQA review is needed, nor are any amendments to the adopted IS/MND or MMRP required, as there have been no changes in the Project, no alterations in the circumstances under which the Project will be undertaken, and no new information indicating significant environmental effects. The Project is also exempt under the Common-Sense Exemption CEQA Guidelines Section 15061(b)(3) because it is an entitled Project with an IS/MND, and the approval represents only a one-year extension without changes to the Project.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves a one-year extension of Conditional Use Permit Case No. CUP-2021-004, Site Plan Review Case No. SPR-2021-0007, Oak Tree Permit Case No. OAK-2021-0012, and Vesting Tentative Tract Map Case No. TRM-2021-0001, subject to revised conditions of approval. The Project approvals shall now expire on November 17, 2026.

Section 7. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2026, by the following vote to wit:

AYES: ( )
NOES: ( )
ABSENT: ( )
ABSTAIN: ( )

_____
Jessica Reinhardt, Chair

ATTEST:

_____
Robby Nesovic, Secretary

EXHIBIT "A"

CONDITIONS OF APPROVAL
CUP-2021-004, SPR-2021-0007, & OAK-2021-0012
(ATTACHED)

Exhibit A
CONDITIONS OF APPROVAL
(Case Nos. CUP-2021-0004, SPR-2021-0007, & OAK-2021-0012)

PLANNING DIVISION

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.

2. The approval of these permits shall not be effective for any purpose until the applicants have agreed in writing that they are aware of, and accept, all conditions of these permits with the Planning Division.

3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plan, and Landscape Plan.

4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.

5. It is hereby declared to be the intent that if any provision of these permits is held or declared invalid, the permits shall be void and the privileges granted hereunder shall lapse.

6. It is further declared and made a condition of this action that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in these permits or on the approved plans.

8. Conditional Use Permit Case No. CUP-2021-0004, Site Plan/Architectural Review Case No. SPR-2021-0007, and Oak Tree Permit Case No. OAK-2021-0012 are approved in conjunction with Vesting Tentative Tract Map Case No. TRM-2021-0001, and the approved conditions of approval therein apply here to the extent applicable as if set forth in full.

9. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Director of Community Development or their designee.

10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.

11. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.

12. Applicant shall obtain final approval from the Los Angeles County Fire Department Land Development Unit – Fire Prevention Division with respect to on-site emergency pedestrian access around the buildings, vehicular access to the building, fire hydrant location and water availability for the site, and other items as required by the Fire Department prior to issuance of any City permit.

13. Unless a building or grading permit is obtained by November 17, 2026, Conditional Use Permit Case No. CUP-2021-0004, Site Plan/Architectural Review Case No. SPR-2021-0007, and Oak Tree Permit Case No. OAK-2021-0012 will expire. The Planning Commission may extend this expiration date by an additional 12 months following a public hearing.

14. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is $1.41/$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

15. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District for commercial construction.

16. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.

17. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

18. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to site preparation activities and/or prior to the issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Division in a timely manner.

19. If substantial changes are made to the approved Preliminary Landscape Plan, as determined by the Director of Community Development, or their designee, the revised Landscape Plan shall be subject to approval by the Planning Commission.

20. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees

in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

21. Prior to starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Community Development, or their designee. Temporary construction fencing and gates shall be maintained in good order at all times.

22. All proposed retaining walls shall be a maximum of six (6) feet high and consist of decorative materials and/or vegetative screening subject to review and approval by the Planning Director.

23. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.

24. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or holiday.

25. A detailed Lighting and Photometric Plan shall be submitted for review and approval by the Director of Community Development, or their designee, prior to issuance of a Building Permit. The Photometric Plan shall demonstrate a maximum of one foot candle at the property lines.

26. A copy of all communications between the City and the applicant pertaining to the approved plans shall be kept at the construction site at all times.

27. Inspections shall be scheduled by the applicant as required by the Building and Safety Division and coordinated with the Planning Division and Engineering/Public Works Department.

28. All transformers, other equipment, and refuse containers shall be screened from view. A plan demonstrating compliance with condition shall be reviewed and approved by the Director of Community Development, or their designee.

29. All parking stalls shall be pinstriped. A minimum of 100 parking spaces shall be provided for the project per the Municipal Code parking requirements, and as indicated on the project plans.

30. The project shall provide one (1) bicycle rack space for every 25 parking spaces provided on site with a minimum of five (5) bicycle rack spaces.

31. In the event that revisions to the plans required during the plan check process cause substantial changes to the project design as determined by the Director of Community Development, or their designee, the project will be subject to additional review and approval by the Planning Commission.

32. The applicant shall pay the Transportation Impact fee at a rate specified by the Engineering/Public Works Department.

33. The applicant shall comply with all mitigation measures listed in the Final Initial Study/Mitigated Negative Declaration and outlined in the Mitigation Monitoring Program for the project approved on November 17, 2022. The Mitigation Monitoring and Reporting Program is hereby attached to these Conditions of Approval and incorporated herein.

34. A list of all project conditions of approval and mitigation measures found in the Initial Study/Mitigated Negative Declaration shall be included, along with a signed copy of the Resolution on the construction plans submitted prior to issuance of a Grading or Building Permit.

35. SCAQMD air quality measures (Rule 403) shall be adhered to and copied onto the cover sheets of the Grading Plans. They include:

    A. Minimization of Disturbance. Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

    B. Soil Treatment. Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.

    C. Soil Stabilization. Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or

excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

D. No Grading During High Winds. Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).

E. Street Sweeping. Construction contractors should sweep all onsite driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

36. Rodenticides are prohibited. These requirements shall be included in the project covenants, conditions and restrictions ("CC&Rs"). The CC&Rs shall stipulate prohibition on rodenticides which shall be the subject of at least one annual communication by the property owners association to its property owners.

37. The applicant's biologist shall complete and submit the California Natural Diversity Database Form (CNDDB) with the California Department of Fish and Wildlife including reporting if any special status species during the field survey were detected and show proof of the filing to the City of Agoura Hills.

BUILDING AND SAFETY DIVISION

Prior to permit issuance

38. All buildings and structures to be constructed, altered, or change of use proposed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code, and any related Building Standards Code in effect; and all other applicable provisions of the AHMC which are adopted and in effect at the time of application for a building permit.

39. PLEASE NOTE: PROJECTS SUBMITTED FOR BUILDING PERMITS AFTER 12/31/22 (before 12/31/25) SHALL BE GOVERNED BY THE 2022 CALIFORNIA BUILDING STANDARDS CODES AND ASSOCIATED CODES AND STANDARDS AS ADOPTED BY THE CITY OF AGOURA HILLS.

40. All the code requirements for the Very High Fire Hazard Severity Zone (VHFHSZ) per chapter 7A of the governing California Building Code, Los Angeles County Fire Code, and Agoura Hills Municipal Code shall apply to this Project.

41. A separate grading permit is required for this Project. Approval of the grading plan is required prior to the issuance of the building permits.

42. Fire Sprinklers are required for all new structures per Agoura Hills Municipal Code 903.2.

43. Soils report shall be required to be submitted for this project for review and approval and shall be a part of the final construction plans.

44. Los Angeles County Fire Department approval will be required prior to the issuance of building permits.

45. Las Virgenes Municipal Water District approval will be required prior to the issuance of building permits

46. School fees is be required to be paid prior to the issuance of building permits.

47. A comprehensive code analysis shall be provided at the building permit application submittal showing compliance to the Building Standards Code including but not limited to all exiting requirements construction type, allowable area, allowable height, allowable stories, exit travel distance, exit separation, number of occupants, number of required exits, widths of stairs and doors, common path of travel, exterior exit stairway, occupancy separation, fire rating, exit passageway, etc. Occupancy/area separations shall be delineated on the plans based on CBC Table 508.4 (i.e. subterranean garage, retail/ residential occupancies, building separations).

48. A Disabled Accessibility Plan, reviewed by a CASp with a letter stating that the design complies with the requirements of Chapter 11B of the governing California Building Standards Code shall be provided at the building permit application submittal.

<u>During Construction</u>

49. Hours of construction shall be limited to the following: 7:00 AM to 7:00 PM Monday through Saturday, no work on Sundays and Holidays. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction-related noise to a minimum prior to, during, and after permissible construction hours.

50. All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.

51. Compliance with the following noise standards shall be required at all times:

    a. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;

b. All construction equipment shall be properly maintained to minimize noise emissions;
c. If any construction vehicles are serviced at a location on site, the vehicle(s) shall be setback from any street and other property lines to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors;
d. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Director of Community Development or/and the Building Official.
e. Stationary source equipment (i.e., compressors) shall be located to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors.

52. In the event multiple citations are issued in connection with the Project for violations of these Conditions of Approval or other violations of the AHMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the AHMC.

Prior to TCO/CO Issuance

53. Applicant shall complete all required inspections prior to the issuance of a temporary and/or final Certificate of Occupancy.

54. Applicant shall obtain all approvals and sign-offs from other City Departments/Divisions and outside Agencies prior to the issuance of a temporary and/or final Certificate of Occupancy.

PUBLIC WORKS/ENGINEERING DEPARTMENT

55. Prior to issuance of a building permit, applicant shall record Condominium Tract Map No. 83518 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.

56. Prior to final map recordation, applicant shall provide a copy of proposed Covenants, Conditions, and Restrictions (CC&Rs), as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.

57. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's

Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater, prior to issuance of a grading permit.

58. Applicant shall provide a preliminary title report not older than 30 days.

59. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.

60. For all work within a public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc. and shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet Las Virgenes Municipal Water District standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Public Works/Engineering Department. Forms are available for download from the City's website at www.agourahillscity.org.

61. Prior to the issuance of a grading permit, applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Division.

62. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.

63. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Public Works/Engineering Department until this detailed utility information is included on the plans.

64. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the Oak Tree conditions of approval.

65. The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.

66. Applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer as part of the plan check submittal.

67. Prior to issuance of permits from the Public Works/Engineering Department, this project will require a permit from the following agencies:

    - Las Virgenes Municipal Water District
    - Los Angeles County Fire Department

68. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Public Works/Engineering Department at 818.597.7322 for approved City certification forms.

69. Applicant shall provide written permission from affected property owner prior to any off-site construction. Grading plans shall clearly show all details associated with this work. Said design shall be reviewed and approved by the Director of Public Works prior to issuance of a grading permit.

70. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area.

71. The applicant shall design and construct road improvements along the project fronting Canwood Street and any necessary transitions. Said improvements shall include, but not be limited to, grind 2 inch depth of existing asphalt concrete surface & overlay with Asphalt Rubberized Hot-Mix (ARHM), construct a new concrete driveway approach and sidewalk, remove/replace any damaged concrete sidewalk, install parkway trees and landscaping, install a new 6 inch sewer lateral, install street striping, and construct all water appurtenances per Las Virgenes Municipal Water District' standards. The design of the roadway improvements shall be reviewed and approved by the Director of Public Works during the plan check review.

72. Applicant shall overlay Canwood Street with asphalt concrete for all new project related service cuts in the roadway. The extent of the repairs shall be at the discretion of the Director of Public Works Director.

73. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with written proof that all LVMWD fees have been paid at the time of building permit issuance.

74. A trunk sewer line is available for connection by this project under Canwood Street (Ref. Sewer Plan Dwg # F57).

75. Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.

76. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.

77. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, is required prior to the issuance of a grading permit. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.

78. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites.

    - Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
    - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
    - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
    - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

79. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:

    - Identification of whether the proposed project is a Designated or Non-Designated Project.
    - If the proposed project is a Designated Project, identification of the project category.
    - Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.

- Source control measure(s) proposed to be implemented
- Calculation of the SWQDv.
- Discussion on whether stormwater runoff harvest and use is feasible.
- Stormwater quality control measure(s) proposed to be implemented.
- Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
- Proposed hydromodification controls and calculations (if necessary).
- Proposed maintenance plan (if necessary).

80. Applicant shall obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Public Works/Engineering Department.

81. SWPPP Plan – Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

    Said SWPPP shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

    - Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
    - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
    - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
    - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.

82. Prior to certificate of occupancy, all remaining fees/ deposits required by the Public Works/Engineering Department shall be paid in full.

83. Prior to certificate of occupancy, all requirements including construction of improvements covered in condition number 71 must be completed to the satisfaction of the City Engineer.

84. The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.

85. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.

86. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Public Works/Engineering Department. Any monuments damaged as a result of construction shall be reset to the City's satisfaction.

87. Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL REVIEW

88. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) approval memorandum for the project, dated April 15, 2022, which is incorporated herein by this reference.

OAK TREES

89. Based on the final Precise Grading and Drainage Plan for Ladyface Vista Professional Center prepared by Delane Engineering, Protected Oak Tree Report (Envicom, May 2021), and Arborist Site Plan Review Letter (Envicom, May 23, 2022), Project construction will encroach into the protection zones of Tree #1 and Tree #2. No other protected oak trees will be encroached, and no protected oak trees will be removed for this Project.

    - Tree #1 - less than one linear foot (0.05 percent) of the canopy along the southwestern edge of the tree will need to be raised to allow for equipment clearance during grading for the retaining wall beneath this portion of the

dripline. Construction activities will occur approximately 20 feet from the trunk. Approximately 12.1 percent of the protective zone will be encroached by construction of the retaining wall. Approximately 99 percent of the existing canopy and grade beneath the dripline of the tree will be retained. No additional encroachments or impacts to the tree's protective zone or canopy shall occur without prior authorization from the City's Oak Tree Consultant.

- Tree #2 – construction of terraced soil nail walls along the northern perimeter of the Project will encroach into one percent of the southern portion of the protective zone. The uppermost soil nail wall will be installed between 29 to 31 feet from the trunk and at existing grade, and the angle of the uppermost nail supporting the wall will result in the soil nail passing approximately 15 to 20 feet below the location of tree's trunk. No other soil nails will occur above this point. The tree's canopy will not require any pruning and no impacts will occur within the protective zone of the tree. No encroachments within the protective zone or canopy pruning may occur without prior City approval.

- No damage may occur within the protective zone (the area within the dripline of an oak tree and extending to a point at least 5 feet outside the dripline, or 15 feet from the trunk[s] of the tree, whichever distance is greater) of any other protected oak trees without an approved permit from the City.

90. A minimum five-foot high chain link fence will be required to be installed between construction activities and the eastside of the protected zone of Tree #5 and Tree #6. The fence must be installed in accordance with an approved fencing plan prior to the commencement of any grading operations. The developer's superintendent will be responsible for calling the Planning and Community Development Department for an inspection and approval of the fencing prior to the beginning of grubbing or grading operations.

91. Signs must be installed on the tree protection fence. The size of the signs must be a minimum of two (2) feet by two (2) feet square and must contain the following language: WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. Once approval has been obtained, the fencing shall remain in place throughout the entire construction period and may not be removed without obtaining written authorization from the Department of Planning and Community Development.

92. No trenching is allowed within the dripline of an oak tree without prior City approval.

93. All the work within the protective zone of an oak tree shall be conducted in the presence of an oak tree preservation consultant, subject to verification by the City's Oak Tree Consultant.

94. A fine grading permit will need to be obtained from the city engineer before any fine grading work may begin. The landscape architect or engineer shall design a pattern that will completely avoid the protected zone or oak trees utilizing surface and/or subsurface drainage devices. Additionally, the developer's oak tree consultant will be required to submit a supplemental oak tree report to the Department of Planning and Community Development for review and approval prior to fine grading the lot if any oak trees would be encroached or otherwise disturbed.

95. Following approval of the supplemental oak tree report (if applicable) and the completion of the work, the developer's oak tree consultant shall submit a letter of certification to the Department of Planning and Community Development.

96. Care must be taken to limit grade changes near the protected zone of any oak tree. Grade changes can lead to plant stress from oxygen deprivation or oak root fungus at the root collar of oaks. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a certified arborist. The grade shall not be lowered or raised around the trunks (i.e., within the protected zone) of any oak tree without prior authorization from the City.

97. No storage of equipment, supplies, vehicles, or debris shall be permitted within the protected zone of any oak tree.

98. No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste shall occur within the protected zone of any oak tree or uphill from the protected zone.

99. No temporary structures shall be placed within the protected zone of any oak tree not permitted for removal or encroachments.

100. Roots over two inches may only be cut with following City approval.

101. Any required root pruning shall consist of clean cuts at a ninety-degree angle.

102. If pruning is required, pruning shall be limited to the removal of dead wood, stubs, or to provide clearance as described for Tree #1. Pruning shall be done under the direct supervision of a certified arborist.

103. Pruning methods shall be conducted in accordance with the guidelines published by the National Arborist Association and conducted under the direct supervision of a certified arborist. In no case shall more than 15 percent of the tree canopy of any oak tree be removed.

104. Overhead irrigation water (sprinklers) shall not reach within 15 feet of any oak trunk or within the protected zone of an oak tree.

105. If vegetation is proposed within the protective zone of an oak tree, plants shall be limited to drought tolerant species suitable for planting beneath oak trees. All trees that will be planted in accordance with the approved landscape plan shall be inspected by the landscape contractor for any signs or symptoms of insects, pests, and diseases that could spread to nearby native oak trees. No trees with visual signs or symptoms of insects, pests or diseases shall be planted.

106. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

107. A post-construction monitoring report shall be prepared and submitted by a qualified arborist describing the measures implemented during construction to preserve oak trees on the property.

108. If at the end of the monitoring period it is determined that an oak tree dies as a result of construction activities, the tree shall be replaced in accordance with the provisions of the City's Oak Tree Ordinance. Any replacement tree shall be monitored by a qualified arborist at 12-months following installation, and a subsequent report shall be prepared and submitted to the City by a qualified arborist indicating the health of the tree at the end of the 12-month period.

109. A Tree Protection Plan shall be prepared and submitted to the City prior to the initiation of any ground disturbing activities. The Tree Protection Plan shall include the Protection Tree Location and Project Impacts Map and sections V. Mitigation Measures and VI. Recommendations from the Oak Tree Report (Envicom, May 2021), the Project's Oak Tree Conditions of Approval, and section V. Standards for performance of required work in Appendix A § IV and V of the Agoura Hills Municipal Code, Oak Tree Preservation Guidelines (pages 1048-1055). The information and conditions provided in sections V. Mitigation Measures and VI. Recommendations from the Oak Tree Report and section V. Standards for performance of required work in Appendix A § IV and V of the Agoura Hills Municipal Code, and the Project's Oak Tree Conditions of Approval shall be implemented. A copy of the Tree Protection Plan shall be always on-site during construction activities.

110. The developer's oak tree preservation consultant shall submit a certification of oak tree work at the end of construction activities to the Department of Planning and Community Development prior to the City issuing a zoning clearance for release of occupancy.

LANDSCAPE

111. Final Landscape Plans shall substantially conform to the landscape plan prepared by Jordan Gilbert & Bain Landscape Architects, Inc., Plan file: Ladyface-Landscape-Resubmittal-06-29-2022pdf, as approved by the City of Agoura Hills Planning Commission.

112. Location and material of paved surfaces, accessory structures, walls and fences, landscape features and other site improvements shown approved plans shall conform to approved plans.

113. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape Plans for review by the City Landscape Consultant and approval by the Planning Director. A California Landscape Architect with current license shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans.

114. The Planting and Irrigation Plans shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code. Plans shall include Compliance Statements per State MWELO, California Code of Regulations Chapter 2.7 Model Water Efficient Landscape Ordinance *§492.7(b)(6)&(7).*

    a. "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"
    b. Signature of the licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system
    c. Completed and approved irrigation plans to be submitted to Las Virgenes Municipal Water District.

115. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that the civil engineering drawings have been reviewed and that the Landscape Plan is not in conflict with the requirements of the National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID).

116. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased on some projects at the discretion of the Planning Director. Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset's Climate Zone 18.

117. The Final Landscape Plans shall include the following:

    a. A note stating that the project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans prior to final city inspection.

b. A table indicating the total square footage of the landscape area within the project.

118. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.

119. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.

120. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.

121. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.

122. Any tree of heaven (Ailanthus altissima) is to be permanently eradicated. The Final Landscape Plans must contain a note to this effect and specify the method of eradication.

123. All planting areas shall receive a three (3) inch layer of coniferous bark mulch. Mulch to be kept away from tree and shrub crowns. Mulch areas to be dressed to present a clean uniform appearance when complete.

124. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.

125. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Division prior to final building permit inspection.

126. In accordance with Section 9389.6 of the Municipal Code, one (1) native oak tree, twenty-four-inch box in size, per fifteen thousand (15,000) square feet of building area shall be provided on site. The location of the oak tree shall be depicted on the Final Landscape Plan and shall be planted prior to final construction inspections and field verified by the City's Oak Tree Consultant.

127. Erosion control shall be applied to all planting areas on slopes greater than 4:1.

128. The final planting plan shall include native plants to cover at least 50% of the planting areas. Only 25% of the planting area may be designated as medium or high water use

plantings, designations per the State Model Water Efficient Landscape Ordinance. Planting area statistics to be provided.

129. All planting areas to be planted with a mix of trees, groundcover and shrubs.

SOLID WASTE MANAGEMENT

130. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for a percent of the waste generated on the project to be diverted from the landfill, at the rate currently required by California Department of Resources Recycling and Recovery. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.

131. The project shall comply with the City's Waste Reduction & Recycling Plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

132. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

EXHIBIT "B"

CONDITIONS OF APPROVAL
TRM-2021-0001
(ATTACHED)

Exhibit B
CONDITIONS OF APPROVAL
(CASE NO. TRM-2021-0001)

1. This decision for approval of the Vesting Tentative Tract Map application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.

2. The approval of this action shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of and accept all conditions of this action with the Planning Department.

3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Vesting Tentative Tract Map reviewed and approved by the Planning Commission on November 17, 2022.

4. It is hereby declared to be the intent that if any provision of this action is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.

5. It is further declared and made a condition of this action that if any condition herein is violated, the approval shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

6. The approval of Vesting Tentative Tract Map No. 83518 (Case No. TRM-2021-0001) shall expire on November 17, 2026. The Planning Commission may extend the expiration date by an additional 12 months following a public hearing.

7. All requirements of the City Zoning Ordinance and City Subdivision Ordinance must be met unless set forth in the approval or on the approved Vesting Tentative Tract Map.

8. Prior to issuance of a building permit, applicant shall record Condominium Tract Map No. 83518 pursuant to the Subdivision Map Act and in accordance with the City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.

9. Prior to final map recordation, applicant shall provide a copy of proposed Covenants, Conditions and Restrictions (CC&Rs), as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC&Rs shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives, as applicable to the project.

10. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.

11. The applicant shall provide a preliminary title report not older than 30 days at the time of plan check.

12. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.

13. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Public Works Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

14. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, the applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

15. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, City standards and specifications, approved specific plan, and/or approved Conditions of Approval for the area.

16. The applicant shall design and construct road improvements along the project fronting Canwood Street and any necessary transitions. Said improvements shall include, but not be limited to, the installation of a new driveway approach. The design of the roadway improvements shall be reviewed and approved by the Director of Public Works during the plan check review.

17. Applicant shall overlay Canwood Street with concrete asphalt for all new project related service cuts in the roadway. The extent of the repairs shall be at the discretion of the Director of Public Works Director.

18. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate

in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

END

RESOLUTION NO. 22-1274

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION; MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE LADYFACE VISTA PROFESSIONAL CENTER PROJECT LOCATED AT 29541, 29545, 29549, 29553 & 29555 CANWOOD STREET (CASE NOS. CUP-2021-0004, SPR-2021-0007, OAK-2021-0012, TRM-2021-0001)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Ladyface Vista L.P. with respect to the real property located at 29541, 29545, 29549, 29553 and 29555 Canwood Street (Assessor Parcel No. 2053-001-008), requesting approval of a Conditional Use Permit, (Case No. CUP-2021-0004), Site Plan/Architectural Review (Case No. SPR-2021-0007); an Oak Tree Permit (Case No. OAK-2021-0012); and Vesting Tentative Tract Map No. 73890 (Case No. TRM-2021-0001) as part of the Ladyface Vista Professional Center (the "Project").

A. The above noted application requests have been processed in the time and manner prescribed in state and local law, including the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and the City's Local CEQA Guidelines, and, pursuant to CEQA, the City is the Lead Agency for the project.

B. In accordance with CEQA, the CEQA Guidelines, and the City's Local CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. The analysis identifies potentially significant, but mitigable environmental effects in the following areas: biological resources, cultural resources, geology, and tribal cultural resources, and mandatory findings of significance. Mitigation measures are identified to reduce all potentially significant impacts to less than significant levels. Also evaluated in the document as less than significant impacts are aesthetics, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, utilities and service systems, and wildfire. The IS/MND identifies no impacts to agricultural and forestry resources, recreation, and mineral resources, and recreation.

C. A Notice of Availability/Notice of Intent (NOA/NOI) to adopt the IS/MND was circulated for public review from September 16, 2022 to October 17, 2022, as

required by law. The NOA/NOI, with the availability of the IS/MND for public review noted, was duly noticed in the local newspaper, and posted at City Hall, the City Recreation Center, and the Agoura Hills Library in accordance with state law. A copy of the IS/MND was made available for review on the City's website, at the Planning Counter at City Hall, at the Community Services Counter, and at the Los Angeles County Agoura Hills Branch Library. The IS/MND was circulated to the State Clearinghouse of the State of California's Office of Planning and Research.

D. The City accepted and responded in writing to comments on the IS/MND received during the public review period. Both the comments and the City's written responses thereto were incorporated in the Final IS/MND. Only a minor change to the Section 4.1 MM-BIO-1 of the IS/MND was accepted and incorporated as a result of the comments. The changes do not substantially revise, introduce new information or otherwise affect the conclusions of the IS/MND, and do not require recirculation of the document for public review pursuant to CEQA Guidelines Section 15073.5. The Final IS/MND consists of the IS/MND, comments and responses to the comments, and the Mitigation Monitoring and Reporting Program (MMRP), and is attached hereto as Exhibit A.

E. On November 17, 2022, the Planning Commission conducted a duly noticed public hearing to consider the Final IS/MND and the Project, during which opportunity was given to address the adequacy of the Final IS/MND. All comments regarding the Final IS/MND raised during the hearing were considered by the Planning Commission.

F. The Planning Commission finds that the IS/MND was completed in compliance with the provisions of CEQA and the CEQA Guidelines promulgated pursuant thereto, and the City's Local CEQA Guidelines, and is legally adequate. The Planning Commission has reviewed and considered the contents of the Final IS/MND, along with any comments received during the public comment period, prior to deciding whether to approve the application for the Project.

G. The Planning Commission finds, on the basis of the whole record before it, that there is no substantial evidence that the Project will have a significant effect on the environment. Feasible mitigation measures have been incorporated into the Project IS/MND that reduce potential impacts to a less than significant level.

H. The Final IS/MND reflects the Planning Commission's independent judgment and analysis.

I. The Planning Division of the City of Agoura Hills is the custodian of records, and the documents and other materials that constitute the record of proceedings upon which this decision is based are located at the City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, CA 91301.

Section II. The Planning Commission of the City of Agoura Hills, California, exercising its independent judgment and analysis, and after considering the administrative record, hereby adopts the Final IS/MND and Mitigation Monitoring and Reporting Program for the Project.

PASSED, APPROVED AND ADOPTED this 17th day of November 2022, by the following vote to wit:

AYES:	(3)	Wolf, Mogri, Asuncion
NOES:	(0)	
ABSENT:	(1)	Horenstein
ABSTAIN:	(0)	

Jeremy Wolf, Chairperson

ATTEST:

Denice Thomas, Secretary

RESOLUTION NO. 22-1275

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2021-0004, SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-2021-0007 TO BUILD AN OFFICE PROJECT AND AN OAK TREE PERMIT CASE NO. OAK-20210012 TO ENCROACH IN THE PROTECTED ZONE OF TWO OAK TREES ON A VACANT PARCEL LOCATED AT 29541, 29545, 29549, 29553, AND 29555 CANWOOD STREET.

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Ladyface Vista, L.P. with respect to the real property located at 29541, 29545, 29549, 29553 and 29555 Canwood Street (Assessor Parcel No. 2053-001-008), requesting approval of the construction of five, one-story office buildings totaling 20,279 square feet on a vacant, hillside lot and to encroach in the protected zone of two on-site oak trees (the "Project").

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring Program (MMP) for this Project. On November 17, 2022, the Planning Commission held a public hearing to review the IS/MND and MMP. Upon the close of the public hearing, and based upon the initial study, public comments and the record before the Planning Commission, the Planning Commission adopted Resolution No. 22-1274, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMRP for the Project. Resolution No. 22-1274 and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on November 17, 2022 at 6:30 p.m. The public hearing was held in accordance with AB 361 on an electronic platform that allowed for the applicant and members of the public to present statements and provide materials to the Commission. Notice of the time, date and means of participation in, and purpose of the aforementioned hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Conditional Use Permit (CUP). Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Conditional Use Permit, pursuant to Agoura Hills Municipal Code (AHMC) §9673.2.E. that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. The zoning designation allows for development of medical office buildings and the proposed use meets the development standards for the Business Park-Office Retail-Freeway Corridor (BP-OR-FC) zone relative to building coverage, parking, access, building setbacks from property lines and building height. The BP-OR zone is intended to provide for smaller development with a campus environment that are compatible with adjacent development types. The Project complies with the Hillside development standards including height and floor area ratio in relation to the size of the property. The Project demonstrates compliance with Conditional Use burden of proof in the matter of safety, compatibility and access.

B. The proposed use, as conditioned, is compatible with surrounding properties. The design of the proposed development would provide a desirable environment of its occupants, as well as for its neighbors. The business park is aesthetically of good composition, materials, textures, and colors. The building design is compatible with the variety of architectural styles in the area. The materials include stucco, stone veneer and metal roofs. The office buildings are designed to fit within their surrounding topography with each row of buildings at a different pad elevation. The building on the upper pad (Building C) does not block the views of the residential development at the top of the hillside, and those of the adjacent three-story medical office building to the east. The Project design successfully balances on-site pedestrian and vehicular circulation and the preservation of the natural resource. The interpretation of the City Architectural Standards and Guidelines for this project has resulted in a project design that balances contemporary and rustic features that comply with the desired image of freeway corridor development. The utilities related equipment are enclosed or screened by buildings and/or landscaping.

C. The Project, and the conditions under which the Project will be operated or maintained, will not be detrimental to the public health, safety or welfare. The proposed medical offices will be constructed in compliance with the City Building Code and development standards of the BP-OR-FC zone. Controlled lighting and native landscaping will ensure the Project will not impact neighboring properties. The driveway and distribution of the parking were designed to limit conflicts between pedestrian and vehicles. The placement and design of the buildings would preserve light, air, and privacy to the adjacent parcels, and the equipment and refuse are located a considerable distance from the public access. Access to the site is via one single driveway located a safe distance from both adjacent driveways which would increase safety for egress/ingress traffic. Sufficient parking will be provided on-site per the Municipal Code for a combination of general office and medical office uses. Street improvements are provided to accommodate the increased traffic and maintain safety at the less traveled intersection.

D. The Project complies with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications. The Project meets the

development standards of the BP-OR, the FC Overlay district relative to setbacks, lot coverage, building height, landscaping and parking. The Project complies with all other applicable Zoning Code standards including hillside standards such as height and floor area ratio. The Project does not require any variances or modifications.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Although medical office uses are located on the same street to the east, the BP-OR zone allows for additional medical office development in the zone and provides an opportunity for ownership of smaller size buildings and more specialized services.

F. The Project is consistent with the City's General Plan. The proposed office buildings are permitted uses as prescribed in the General Plan Land Use Element. The project provides employment, maintains a professional identity, is incorporated into its surroundings, while complying with the development standards established by the Zoning Ordinance.

Section VI. Site Plan Review. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Site Plan/Architectural Review, pursuant to the AHMC §9677.5, that:

A. The proposed use is consistent with the objectives and provisions of the zoning standards and the purposes of the land use district in which the use is located. The BP-OR zone provides a zone where office uses with incidental retail commercial uses are readily found to serve the community and the region. The goal of the zone is to develop a campus-like development which this Project addresses. The siting of the development fits with the existing topography and adds to the diversity of vertical and horizontal placement along the Canwood Road frontage.

B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare. The buildings will be constructed to comply with the most recent Building Code requirements. The proposed use is subject to the Zoning Ordinance standards with respect to noise, light, and operational standards. Limited lighting and incorporation of drought-tolerant landscaping will minimize the impacts on the low-density development and open space in the surroundings. The driveway and distribution of the parking were designed to facilitate emergency vehicle circulation and limit conflicts between pedestrian and commercial vehicles. The Project's finished pad elevations will be below the adjacent commercial development, which helps the Project integrate itself. The access in and out of the site is designed to maximize safety in the right-of-way. The placement and design of the buildings will preserve the light, air, and privacy of the adjacent parcels by maximizing the side and rear yard setback adjacent to the properties.

C. The proposed use shall not conflict with the character and design of the buildings and open space in the surrounding area. The design of the proposed development will provide a desirable environment for its occupants, as well as for its

neighbors. The Project is aesthetically of good composition, materials, textures, and colors. The proposed building design is compatible with the variety of architectural styles in the area. The buildings are below the maximum height allowed in the Zoning Ordinance, and placed below the adjacent grade to minimize visual impacts. The Project is compatible with the City's low-intensity development style by remaining below the maximum allowed building coverage and floor area ratio, and incorporating landscaped areas into the site plan, and by maintaining low-profile building structures. The Project design successfully incorporates the structures with on-site pedestrian and vehicular circulation. The Project is designed to preserve the on-site oak trees.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications. The office use of this property that is permitted in the BP-OR zone. The building coverage, height, and setback are within the BP-OR district requirements. The low building coverage (14.4 percent) allows ample room for parking and landscaping. All of the parking is provided on-site and is evenly distributed to serve each individual building adequately.

E. The proposed use is consistent with the city's General Plan. The Project provides employment opportunities for a variety of office uses and designed to allow single and multiple tenants in each building. The Project develops an underutilized freeway parcel, and contributes to providing a strong fiscal base. The Project complies with Goal 16 and Policy LU-16.1 specifically by providing a campus-like environment whereby buildings have individual entrances. The Project provides outdoor seating for the employees near the employee entrances. The Project provides 52 percent canopy coverage throughout the parking lot, and the perimeter of the parcel is generally landscaped. The Project provides minimal signage with one monument sign and identification decal on the building doors.

F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The Project proposes a lower density of development than is allowed in the BP-OR zone along Canwood Street, thereby preserving the views of the hillsides beyond and protecting the views of the residential development above the corridor. The one-story business park will contribute to a harmonious development along Canwood Street in that it will create a gradual transition of the building mass between the one-story fire station at a lower elevation to the west and the three-story medical office building at a higher elevation to the east.

Section VII. Architectural Review. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Site Plan/Architectural Review, pursuant to the AHMC §9677.7G, that:

A. The proposed development is consistent with the General Plan, any Specific Plans, and any design standards adopted by the City Council. The Project complies with Goal LU-15 and Policy LU-15.1 by providing small scale privately owned buildings that will bring more specialized medical services. The Project complies with Goal LU-16 and

Policy LU-16.1 by providing a campus-like environment whereby buildings are articulated and have individual entrances. The Project provides outdoor seating for the employees near the employees' entrances. The Project provides 52 percent canopy coverage throughout the parking lot and the perimeter of the parcel is generally landscaped in order to reduce the heat island effect. The on-site signage, which consists of one monument sign and decals on the doors, is discrete and at the same time provides an identity to the office development along the street. Because the buildings are clustered in the center and the parking spaces placed around, the design avoids conflicts between pedestrians and vehicles, and as such, provides a safe environment.

B. The design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood. Additionally, it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and it will not create traffic hazards or congestion. The Project is located on a corridor that is shared by commercial and residential uses, with two direct accesses to freeway on- and off-ramps limiting the traffic from spilling into the city center. The Project is intended to serve the community needs, but its location is easily accessible from the transportation corridor for employment and services. The Project is designed to provide sufficient on-site parking to contain expected levels of users based on the provided square footage. The segment of the street provides a bike lane and sidewalk to allow other forms of transportation. The separation of driveways along the Canwood Street frontage with other developments is sufficient to avoid traffic hazards potentially caused by vehicles entering and exiting the developed parcels.

C. The design of the proposed development is in keeping with the character of the surrounding neighborhood. The design is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the city. The Project is designed with street frontage improvements in continuity with the existing developments east and west of the parcel, including deep landscape planters, a textured driveway approach, and an identification sign blended with planting. Furthermore, the Project is sited closer to the front of the property to protect the hillside and the existing on- and off-site oak trees in keeping with the goals of the City.

D. The design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors, and is aesthetically of good composition, materials, textures, and colors. The Project is designed as a series of one-story buildings and clustered in the center of the parcel to expose the open space beyond. The style of architectural blends in with the structures built at various periods on the east and west sides of the Project with simple lines and neutral tones. As a result of the selected placement of the buildings, the occupants benefit from the views of the hillsides to the south of the freeway corridor.

E. The proposed use complies with all applicable requirements of the district in which it is in and all other applicable requirements. The Project complies with the development standards of the BP-OR-FC zone, and is compatible with the neighborhood it

is located in. Furthermore, the Project contributes to the beautification of the corridor by maintaining a low-density commercial development.

F. The overall development of the subject property is designed to ensure the protections of the public health, safety, and general welfare. The Project has considered traffic safety by placing the access in the center of the front property line, and by separating the parking for the pedestrian circulation between buildings. The buildings have sufficient separation between them to provide light and air for each building and allow for a quality environment given their placement on the lot. Overall, the Project will contribute to the beautification of the City by providing an architecturally pleasing low-density development.

Section VIII. Hillside Development Review. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to AHMC §9652.15.A, that:

1. The Project is located and designed to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood mud flow, erosion hazards or other hazards. The Project will be required to comply with all current Building Codes and other applicable local and state regulations pertaining to construction and development of the site. The analysis of the geotechnical/geological reports approves the Project from a feasibility standpoint. The Project will be served by existing water and wastewater infrastructure and facilities. The Initial Study/Mitigated Negative Declaration prepared for the Project pursuant to CEQA identifies no significant geologic, seismic, slope instability, fire, flood, mud flow, or other site and development hazards resulting from the project. Any potential impacts will be mitigated to a level of less than significant with incorporation of mitigation measures listed in the document and made part of the conditions of approval.

2. The Project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The Project will retain the northern portion of the site as open space, and preserve the oak and other trees in this area. There are no sensitive plant or animal species on-site. No oak trees will be removed. Standard protective and preservation methods are incorporated into the Project to ensure the continued health of the two oak trees to be encroached, as well as all other oak trees on the site. The environmental document requires archaeological and paleontological monitoring of excavation and appropriate methods to be employed if cultural resources are discovered. The landscape plan incorporates both native and drought tolerant species. Views of the Santa Monica Mountains, and Ladyface Mountain will be protected for the adjacent properties, including the residences north given the topography, building height, and site design.

3. The Project will not prevent the delivery of essential public services and is consistent with the objectives and policies of the general plan. The Project will be served by locally serving utilities including water, power, gas, waste disposal and waste water services. The property accommodates connection to future back-up power generators in

the event the tenants need the back-up power. The Project will improve the street frontage to coincide with adjacent properties' street improvements. Consistent with Los Angeles County and state requirements, site runoff will be directed to on-site bio-filter basins where it will be detained before being released into the storm drain system in Canwood Street. Furthermore, the Project provides electrical charging stations connections for electric vehicles.

4. The Project helps the residence complement the community character and benefit current and future community residents. The rustic and well-articulated architecture of the facility, along with landscape plantings, which incorporate native species, will be compatible with the community character. The Project reflects the natural setting of Agoura Hills by employing earth tone and natural building materials, minimizing building height and lot coverage, and retaining the steeper portions of the site with oak trees as natural open space.

Section IX. Freeway Corridor Overlay. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to AHMC §9545.1, that:

1. The Project is compatible with the City's semi-rural character and does not overwhelm the City's low-intensity development style. Because the Project is developed on a hillside lot, the total square footage in relation to the overall average slope is controlled. In this case, the floor area ratio is set at .02444 for a 15.7 percent slope whereas the Project proposes 0.1433 floor area ratio which demonstrates the low-intensity of development style. Furthermore, the Project preserves one-third of the lot as open space in proximity to the residential developments up above.

2. The Project's features and space enhance the site so that the buildings are integral parts of the community fabric. To the maximum extent feasible, taking into consideration more than just economic feasibility, the Project is situated on the site to maximize the views of the City's points of natural scenic beauty, such as Medea Creek, Ladyface Mountain or Strawberry Hill. The Project's architecture is of high quality, while maintaining a more contemporary style. The building utilizes natural materials and neutral colors. Therefore, the building complements the natural setting along the freeway travel corridor. One-third of the site would be left undeveloped, with approximately one acre remaining as natural open space to protect the hillsides and the oak trees. The developed portion also protects oak trees in place, and is enhanced with native and drought tolerant plants with an overall landscape coverage exceeding minimum landscape coverage requirements. The building cluster location provides views to the south of the Ladyface Mountain and the Santa Monica Mountains for adjacent properties.

3. Parking areas provide safe and convenient access. Parking areas are situated on the site and landscaped to avoid vast expanses of uninterrupted parking spaces. A parking study shall be prepared to determine parking adequacy. A single aisle of parking spaces is provided around the buildings and on the perimeter of the site to limit conflicts with pedestrian traffic. The Project is parked to serve general office and medical

uses. Marked crossings are provided to allow pedestrians to cross a drive-aisle safely.

4. The site design works with the characteristics of the existing terrain and maximizes preservation of open space to the maximum extent feasible, taking into consideration more than just economic feasibility. The existing terrain and natural contours have been incorporated into the site plan design to the maximum extent feasible, taking into consideration more than just economic feasibility. Where features of special interest such as hillsides, streams, or oak trees exist on the project site, they have been integrated into the design. The Planning Commission has the discretion to impose conditions as it may deem to be necessary to minimize and mitigate grading, the use of retaining walls, and the use of large flat pads. The 20,279 square-foot multi-building Project is developed on two-thirds of an infill hillside lot and preserves one-third to open space. The buildings are placed on the lower portion of the lot with buildings placed on stepped building pads to follow the incline. The existing oak trees will remain in place and 15 more will be added to the parcel to screen the buildings from the corridor and adjacent properties. The retaining wall system behind the buildings avoids encroaching into the open space area in the rear of the parcel and is designed as a natural rock formation to minimize the visual impact of the supporting structures.

5. The Project design avoids or mitigates significant impacts to sensitive or endangered plants and animals and sensitive plant communities such as oak woodlands or riparian habitat. Per the environmental review of the Project, it is unlikely that sensitive or endangered plants are growing on the parcel. Conditions and mitigation measures are in place to protect fauna and flora prior to the start of construction. The oak trees will be preserved during the construction activities and in perpetuity after the completion of the Project, and there is no riparian feature and/or habitat on the parcel to impact.

6. The development design conveys the high quality image envisioned in the General Plan. Views of the site from the freeway, City gateways, and abutting residential areas complement and enhance the City's low-intensity and semi-rural character. Line of sight studies shall be prepared to determine the visual impacts of the project. The Project was found to be in compliance with the City's adopted Architectural Standards and Design Guidelines in that it is a low-density development with a quality architectural style. The buildings will have a view of the mountains south of the freeway and at the same time, views from the residential development above will be protected.

7. Building facades are articulated on all sides and include facades constructed of natural, non-reflective or low-reflective materials such as wood, stone, brick, or textured concrete. The building's predominant colors are subtle, neutral, or earth tone. Variations in roof lines are used to add interest to and reduce the massive scale of large buildings. Roof features compliment the character of adjoining neighborhoods. The buildings are designed as one-story structures with various materials including non-reflecting stucco, stone veneer and metal roof. Each building provides with windows that allows the views of the mountains south of the freeway.

8. The landscaping compliments the natural setting of the region. A twenty-foot landscape planter is provided along the entire front of the parcel to help compensate for the encroachment of the accessible ramp. The irrigated landscape is limited to the development zone, leaving the unirrigated open space in its natural state to blend in with the open space buffer of the residential development to the north.

9. Traffic, light, noise, and other environmental impacts shall be mitigated to the maximum extent feasible, taking into consideration more than just economic feasibility. A Project shall not be approved if, after implementation of any required traffic mitigation measures, the Project's traffic will significantly reduce the existing level of service on any local street in a residential neighborhood. A traffic study shall be prepared to determine impacts and identify mitigation measures. The Project's traffic study found that the level of service did not deteriorate to such a level as to warrant mitigation measures. The Project screened out of the vehicle-mile-traveled requirement as long as one-half of the development is occupied by medical services intended to serve the community.

10. If any point on any lot line of any parcel on which the development is proposed to be located is within five hundred feet of any point on any lot line of any residentially zoned property (including property in any open space district in which residential uses are permitted or conditionally permitted), the Project is compatible with residential uses. This finding is imposed in recognition of the impact of such developments on residential uses, including impacts on local street traffic, noise, light, security, view corridors, and other environmental impacts.

Although the Project is located adjacent to open space buffer, the buildings are located 230 feet from the rear property line and at a lower elevation, and the uses are not anticipated to cause noise above the noise contours of the freeway corridor, nor will they generate glaring lights. The nighttime friendly fixtures are limited to the developed area and the illumination does not exceed one-foot candle at the property lines. The traffic generated by users and occupants will not spill into residential neighborhoods because Canwood Street is linked to two major arterials (Kanan and Reyes Adobe Roads). Further, the IS/MND has concluded that the Project will not result in any significant environmental impacts to adjacent residential properties with the proposed mitigations.

Section X. Oak Tree Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Oak Tree Permit, pursuant to AHMC §9657.5.C.3 and the Oak Tree Preservation Guidelines, that:

1. The condition or location of the protected oak trees requires cutting or pruning to maintain or remedy their health, balance or structure. The Project requires the encroachment into two oak trees including some trimming to raise the canopy. The encroachment and trimming have been determined to be minor. The Project does not require mitigation trees to be planted on-site; however, the Project includes 15 new oak trees that will contribute to replenishing the urban forest.

2. The condition of the oak trees with respect to disease, danger of falling, proximity to existing structures, high pedestrian traffic areas such as parking lots, pedestrian walkways or interference with utility services cannot be controlled or remedied through reasonable preservation and/or preventive procedures and practices. The protected on- and off-site oak trees are in fair condition and the proposed encroachment to two of the seven oak trees is considered minor. The oak trees are not located near pathways, and are separated from utility equipment by retaining walls. The Project is conditioned to implement measures to preserve the existing and newly planted oak trees in perpetuity.

3. It is necessary to remove, relocate, prune, cut or encroach into the protected zone of an oak tree when, it is found that the continued existence prevents the development of the subject property. The Planning Commission finds that the encroachment into the two oak trees is necessary to build the Project development, as presented. The Planning Commission further finds:

a. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees on the subject property;
b. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
c. That the removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present location(s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s).

If the applicant has met the above criteria, an oak tree permit may be issued subject to the following limitations:

(a) Not more than ten percent of the total estimated tree canopy or root structure of all trees on the subject property has been requested to be removed.
(b) In certain exceptional cases, the removal of up to twenty percent of the total tree's canopy or root system may be removed. However, such approval is predicated upon the recommendation of the city's oak tree preservation consultant stating that the viability of the oak tree will not be adversely affected.
(c) In no case shall less than four native oaks be provided for any oak tree removed or relocated

The Project does not remove any oak trees; however, encroachment into the protected zone of two of the seven protected oak trees will occur and no more than ten percent of the tree canopy on site will be removed by trimming. This encroachment has been determined to be minor. With proper trimming the Project site does not remove more than ten percent of the live tree canopy or root system. The trees will continue to be an asset to the community and a habitat to the local fauna. Although no mitigation is required, the Project landscape plan includes 15 new oak trees, which will contribute to the aesthetics of the Project and to replenishing the urban forest.

Section XI. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-2021-0004, Site Plan/Architectural Review Case No. SPR-2021-0007, and Oak Tree Permit Case No. OAK-2021-0012, subject to the attached conditions, with respect to the property described in Section I hereof.

Section XII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 17th day of November 2022, by the following vote to wit:

AYES:	(3)	Wolf, Mogri, Asuncion
NOES:	(0)	
ABSENT:	(1)	Horenstein
ABSTAIN:	(0)	

Jeremy Wolf, Chairperson

ATTEST

Denice Thomas, Secretary

Exhibit A
CONDITIONS OF APPROVAL
(Case Nos. CUP-2021-0004, SPR-2021-0007, & OAK-2021-0012)

PLANNING DIVISION

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.

2. The approval of these permits shall not be effective for any purpose until the applicants have agreed in writing that they are aware of, and accept, all conditions of these permits with the Planning Division.

3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plan, and Landscape Plan.

4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.

5. It is hereby declared to be the intent that if any provision of these permits is held or declared invalid, the permits shall be void and the privileges granted hereunder shall lapse.

6. It is further declared and made a condition of this action that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in these permits or on the approved plans.

8. Conditional Use Permit Case No. CUP-2021-0004, Site Plan/Architectural Review Case No. SPR-2021-0007, and Oak Tree Permit Case No. OAK-2021-0012 are approved in conjunction with Vesting Tentative Tract Map Case No. TRM-2021-0001, and the approved conditions of approval therein apply here to the extent applicable as if set forth in full.

9. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Director of Community Development or their designee.

10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.

11. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.

12. Applicant shall obtain final approval from the Los Angeles County Fire Department Land Development Unit – Fire Prevention Division with respect to on-site emergency pedestrian access around the buildings, vehicular access to the building, fire hydrant location and water availability for the site, and other items as required by the Fire Department prior to issuance of any City permit.

13. Unless these permits are used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-2021-0004, Site Plan/Architectural Review Case No. SPR-2021-0007, and Oak Tree Permit Case No. OAK-2021-0012 will expire.

14. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is $1.41/$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

15. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District for commercial construction.

16. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.

17. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

18. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to site preparation activities and/or prior to the issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Division in a timely manner.

19. If substantial changes are made to the approved Preliminary Landscape Plan, as determined by the Director of Community Development, or their designee, the revised Landscape Plan shall be subject to approval by the Planning Commission.

20. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees

in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

21. Prior to starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Community Development, or their designee. Temporary construction fencing and gates shall be maintained in good order at all times.

22. All proposed retaining walls shall be a maximum of six (6) feet high and consist of decorative materials and/or vegetative screening subject to review and approval by the Planning Director.

23. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.

24. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or holiday.

25. A detailed Lighting and Photometric Plan shall be submitted for review and approval by the Director of Community Development, or their designee, prior to issuance of a Building Permit. The Photometric Plan shall demonstrate a maximum of one foot candle at the property lines.

26. A copy of all communications between the City and the applicant pertaining to the approved plans shall be kept at the construction site at all times.

27. Inspections shall be scheduled by the applicant as required by the Building and Safety Division and coordinated with the Planning Division and Engineering/Public Works Department.

28. All transformers, other equipment, and refuse containers shall be screened from view. A plan demonstrating compliance with condition shall be reviewed and approved by the Director of Community Development, or their designee.

29. All parking stalls shall be pinstriped. A minimum of 100 parking spaces shall be provided for the project per the Municipal Code parking requirements, and as indicated on the project plans.

30. The project shall provide one (1) bicycle rack space for every 25 parking spaces provided on site with a minimum of five (5) bicycle rack spaces.

31. In the event that revisions to the plans required during the plan check process cause substantial changes to the project design as determined by the Director of Community Development, or their designee, the project will be subject to additional review and approval by the Planning Commission.

32. The applicant shall pay the Transportation Impact fee at a rate specified by the Engineering/Public Works Department.

33. The applicant shall comply with all mitigation measures listed in the Final Initial Study/Mitigated Negative Declaration and outlined in the Mitigation Monitoring Program for the project approved on November 17, 2022. The Mitigation Monitoring and Reporting Program is hereby attached to these Conditions of Approval and incorporated herein.

34. A list of all project conditions of approval and mitigation measures found in the Initial Study/Mitigated Negative Declaration shall be included, along with a signed copy of the Resolution on the construction plans submitted prior to issuance of a Grading or Building Permit.

35. SCAQMD air quality measures (Rule 403) shall be adhered to and copied onto the cover sheets of the Grading Plans. They include:

    A. Minimization of Disturbance. Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

    B. Soil Treatment. Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.

    C. Soil Stabilization. Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or

excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

D. No Grading During High Winds. Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).

E. Street Sweeping. Construction contractors should sweep all onsite driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

36. Rodenticides are prohibited. These requirements shall be included in the project covenants, conditions and restrictions ("CC&Rs"). The CC&Rs shall stipulate prohibition on rodenticides which shall be the subject of at least one annual communication by the property owners association to its property owners.

37. The applicant's biologist shall complete and submit the California Natural Diversity Database Form (CNDDB) with the California Department of Fish and Wildlife including reporting if any special status species during the field survey were detected and show proof of the filing to the City of Agoura Hills.

BUILDING AND SAFETY DIVISION

Prior to permit issuance

38. All buildings and structures to be constructed, altered, or change of use proposed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code, and any related Building Standards Code in effect; and all other applicable provisions of the AHMC which are adopted and in effect at the time of application for a building permit.

39. PLEASE NOTE: PROJECTS SUBMITTED FOR BUILDING PERMITS AFTER 12/31/22 (before 12/31/25) SHALL BE GOVERNED BY THE 2022 CALIFORNIA BUILDING STANDARDS CODES AND ASSOCIATED CODES AND STANDARDS AS ADOPTED BY THE CITY OF AGOURA HILLS.

40. All the code requirements for the Very High Fire Hazard Severity Zone (VHFHSZ) per chapter 7A of the governing California Building Code, Los Angeles County Fire Code, and Agoura Hills Municipal Code shall apply to this Project.

41. A separate grading permit is required for this Project. Approval of the grading plan is required prior to the issuance of the building permits.

42. Fire Sprinklers are required for all new structures per Agoura Hills Municipal Code 903.2.

43. Soils report shall be required to be submitted for this project for review and approval and shall be a part of the final construction plans.

44. Los Angeles County Fire Department approval will be required prior to the issuance of building permits.

45. Las Virgenes Municipal Water District approval will be required prior to the issuance of building permits

46. School fees is be required to be paid prior to the issuance of building permits.

47. A comprehensive code analysis shall be provided at the building permit application submittal showing compliance to the Building Standards Code including but not limited to all exiting requirements construction type, allowable area, allowable height, allowable stories, exit travel distance, exit separation, number of occupants, number of required exits, widths of stairs and doors, common path of travel, exterior exit stairway, occupancy separation, fire rating, exit passageway, etc. Occupancy/area separations shall be delineated on the plans based on CBC Table 508.4 (i.e. subterranean garage, retail/ residential occupancies, building separations).

48. A Disabled Accessibility Plan, reviewed by a CASp with a letter stating that the design complies with the requirements of Chapter 11B of the governing California Building Standards Code shall be provided at the building permit application submittal.

<u>During Construction</u>

49. Hours of construction shall be limited to the following: 7:00 AM to 7:00 PM Monday through Saturday, no work on Sundays and Holidays. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction-related noise to a minimum prior to, during, and after permissible construction hours.

50. All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.

51. Compliance with the following noise standards shall be required at all times:

    a. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;

b. All construction equipment shall be properly maintained to minimize noise emissions;
c. If any construction vehicles are serviced at a location on site, the vehicle(s) shall be setback from any street and other property lines to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors;
d. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Director of Community Development or/and the Building Official.
e. Stationary source equipment (i.e., compressors) shall be located to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors.

52. In the event multiple citations are issued in connection with the Project for violations of these Conditions of Approval or other violations of the AHMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the AHMC.

Prior to TCO/CO Issuance

53. Applicant shall complete all required inspections prior to the issuance of a temporary and/or final Certificate of Occupancy.

54. Applicant shall obtain all approvals and sign-offs from other City Departments/Divisions and outside Agencies prior to the issuance of a temporary and/or final Certificate of Occupancy.

PUBLIC WORKS/ENGINEERING DEPARTMENT

55. Prior to issuance of a building permit, applicant shall record Condominium Tract Map No. 83518 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.

56. Prior to final map recordation, applicant shall provide a copy of proposed Covenants, Conditions, and Restrictions (CC&Rs), as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.

57. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's

Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater, prior to issuance of a grading permit.

58. Applicant shall provide a preliminary title report not older than 30 days.

59. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.

60. For all work within a public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc. and shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet Las Virgenes Municipal Water District standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Public Works/Engineering Department. Forms are available for download from the City's website at www.agourahillscity.org.

61. Prior to the issuance of a grading permit, applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Division.

62. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.

63. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Public Works/Engineering Department until this detailed utility information is included on the plans.

64. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the Oak Tree conditions of approval.

65. The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.

66. Applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer as part of the plan check submittal.

67. Prior to issuance of permits from the Public Works/Engineering Department, this project will require a permit from the following agencies:

- Las Virgenes Municipal Water District
- Los Angeles County Fire Department

68. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Public Works/Engineering Department at 818.597.7322 for approved City certification forms.

69. Applicant shall provide written permission from affected property owner prior to any off-site construction. Grading plans shall clearly show all details associated with this work. Said design shall be reviewed and approved by the Director of Public Works prior to issuance of a grading permit.

70. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area.

71. The applicant shall design and construct road improvements along the project fronting Canwood Street and any necessary transitions. Said improvements shall include, but not be limited to, grind 2 inch depth of existing asphalt concrete surface & overlay with Asphalt Rubberized Hot-Mix (ARHM), construct a new concrete driveway approach and sidewalk, remove/replace any damaged concrete sidewalk, install parkway trees and landscaping, install a new 6 inch sewer lateral, install street striping, and construct all water appurtenances per Las Virgenes Municipal Water District' standards. The design of the roadway improvements shall be reviewed and approved by the Director of Public Works during the plan check review.

72. Applicant shall overlay Canwood Street with asphalt concrete for all new project related service cuts in the roadway. The extent of the repairs shall be at the discretion of the Director of Public Works Director.

73. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with written proof that all LVMWD fees have been paid at the time of building permit issuance.

74. A trunk sewer line is available for connection by this project under Canwood Street (Ref. Sewer Plan Dwg # F57).

75. Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.

76. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.

77. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, is required prior to the issuance of a grading permit. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.

78. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites.

    - Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
    - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
    - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
    - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

79. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:

    - Identification of whether the proposed project is a Designated or Non-Designated Project.
    - If the proposed project is a Designated Project, identification of the project category.
    - Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.

- Source control measure(s) proposed to be implemented
- Calculation of the SWQDv.
- Discussion on whether stormwater runoff harvest and use is feasible.
- Stormwater quality control measure(s) proposed to be implemented.
- Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
- Proposed hydromodification controls and calculations (if necessary).
- Proposed maintenance plan (if necessary).

80. Applicant shall obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Public Works/Engineering Department.

81. SWPPP Plan – Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

    Said SWPPP shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

    - Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
    - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
    - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
    - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.

82. Prior to certificate of occupancy, all remaining fees/ deposits required by the Public Works/Engineering Department shall be paid in full.

83. Prior to certificate of occupancy, all requirements including construction of improvements covered in condition number 71 must be completed to the satisfaction of the City Engineer.

84. The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.

85. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.

86. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Public Works/Engineering Department. Any monuments damaged as a result of construction shall be reset to the City's satisfaction.

87. Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL REVIEW

88. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) approval memorandum for the project, dated April 15, 2022, which is incorporated herein by this reference.

OAK TREES

89. Based on the final Precise Grading and Drainage Plan for Ladyface Vista Professional Center prepared by Delane Engineering, Protected Oak Tree Report (Envicom, May 2021), and Arborist Site Plan Review Letter (Envicom, May 23, 2022), Project construction will encroach into the protection zones of Tree #1 and Tree #2. No other protected oak trees will be encroached, and no protected oak trees will be removed for this Project.

    - Tree #1 - less than one linear foot (0.05 percent) of the canopy along the southwestern edge of the tree will need to be raised to allow for equipment clearance during grading for the retaining wall beneath this portion of the

dripline. Construction activities will occur approximately 20 feet from the trunk. Approximately 12.1 percent of the protective zone will be encroached by construction of the retaining wall. Approximately 99 percent of the existing canopy and grade beneath the dripline of the tree will be retained. No additional encroachments or impacts to the tree's protective zone or canopy shall occur without prior authorization from the City's Oak Tree Consultant.

- Tree #2 – construction of terraced soil nail walls along the northern perimeter of the Project will encroach into one percent of the southern portion of the protective zone. The uppermost soil nail wall will be installed between 29 to 31 feet from the trunk and at existing grade, and the angle of the uppermost nail supporting the wall will result in the soil nail passing approximately 15 to 20 feet below the location of tree's trunk. No other soil nails will occur above this point. The tree's canopy will not require any pruning and no impacts will occur within the protective zone of the tree. No encroachments within the protective zone or canopy pruning may occur without prior City approval.

- No damage may occur within the protective zone (the area within the dripline of an oak tree and extending to a point at least 5 feet outside the dripline, or 15 feet from the trunk[s] of the tree, whichever distance is greater) of any other protected oak trees without an approved permit from the City.

90. A minimum five-foot high chain link fence will be required to be installed between construction activities and the eastside of the protected zone of Tree #5 and Tree #6. The fence must be installed in accordance with an approved fencing plan prior to the commencement of any grading operations. The developer's superintendent will be responsible for calling the Planning and Community Development Department for an inspection and approval of the fencing prior to the beginning of grubbing or grading operations.

91. Signs must be installed on the tree protection fence. The size of the signs must be a minimum of two (2) feet by two (2) feet square and must contain the following language: WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. Once approval has been obtained, the fencing shall remain in place throughout the entire construction period and may not be removed without obtaining written authorization from the Department of Planning and Community Development.

92. No trenching is allowed within the dripline of an oak tree without prior City approval.

93. All the work within the protective zone of an oak tree shall be conducted in the presence of an oak tree preservation consultant, subject to verification by the City's Oak Tree Consultant.

94. A fine grading permit will need to be obtained from the city engineer before any fine grading work may begin. The landscape architect or engineer shall design a pattern that will completely avoid the protected zone or oak trees utilizing surface and/or subsurface drainage devices. Additionally, the developer's oak tree consultant will be required to submit a supplemental oak tree report to the Department of Planning and Community Development for review and approval prior to fine grading the lot if any oak trees would be encroached or otherwise disturbed.

95. Following approval of the supplemental oak tree report (if applicable) and the completion of the work, the developer's oak tree consultant shall submit a letter of certification to the Department of Planning and Community Development.

96. Care must be taken to limit grade changes near the protected zone of any oak tree. Grade changes can lead to plant stress from oxygen deprivation or oak root fungus at the root collar of oaks. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a certified arborist. The grade shall not be lowered or raised around the trunks (i.e., within the protected zone) of any oak tree without prior authorization from the City.

97. No storage of equipment, supplies, vehicles, or debris shall be permitted within the protected zone of any oak tree.

98. No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste shall occur within the protected zone of any oak tree or uphill from the protected zone.

99. No temporary structures shall be placed within the protected zone of any oak tree not permitted for removal or encroachments.

100. Roots over two inches may only be cut with following City approval.

101. Any required root pruning shall consist of clean cuts at a ninety-degree angle.

102. If pruning is required, pruning shall be limited to the removal of dead wood, stubs, or to provide clearance as described for Tree #1. Pruning shall be done under the direct supervision of a certified arborist.

103. Pruning methods shall be conducted in accordance with the guidelines published by the National Arborist Association and conducted under the direct supervision of a certified arborist. In no case shall more than 15 percent of the tree canopy of any oak tree be removed.

104. Overhead irrigation water (sprinklers) shall not reach within 15 feet of any oak trunk or within the protected zone of an oak tree.

105. If vegetation is proposed within the protective zone of an oak tree, plants shall be limited to drought tolerant species suitable for planting beneath oak trees. All trees that will be planted in accordance with the approved landscape plan shall be inspected by the landscape contractor for any signs or symptoms of insects, pests, and diseases that could spread to nearby native oak trees. No trees with visual signs or symptoms of insects, pests or diseases shall be planted.

106. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

107. A post-construction monitoring report shall be prepared and submitted by a qualified arborist describing the measures implemented during construction to preserve oak trees on the property.

108. If at the end of the monitoring period it is determined that an oak tree dies as a result of construction activities, the tree shall be replaced in accordance with the provisions of the City's Oak Tree Ordinance. Any replacement tree shall be monitored by a qualified arborist at 12-months following installation, and a subsequent report shall be prepared and submitted to the City by a qualified arborist indicating the health of the tree at the end of the 12-month period.

109. A Tree Protection Plan shall be prepared and submitted to the City prior to the initiation of any ground disturbing activities. The Tree Protection Plan shall include the Protection Tree Location and Project Impacts Map and sections V. Mitigation Measures and VI. Recommendations from the Oak Tree Report (Envicom, May 2021), the Project's Oak Tree Conditions of Approval, and section V. Standards for performance of required work in Appendix A § IV and V of the Agoura Hills Municipal Code, Oak Tree Preservation Guidelines (pages 1048-1055). The information and conditions provided in sections V. Mitigation Measures and VI. Recommendations from the Oak Tree Report and section V. Standards for performance of required work in Appendix A § IV and V of the Agoura Hills Municipal Code, and the Project's Oak Tree Conditions of Approval shall be implemented. A copy of the Tree Protection Plan shall be always on-site during construction activities.

110. The developer's oak tree preservation consultant shall submit a certification of oak tree work at the end of construction activities to the Department of Planning and Community Development prior to the City issuing a zoning clearance for release of occupancy.

LANDSCAPE

111. Final Landscape Plans shall substantially conform to the landscape plan prepared by Jordan Gilbert & Bain Landscape Architects, Inc., Plan file: Ladyface-Landscape-Resubmittal-06-29-2022pdf, as approved by the City of Agoura Hills Planning Commission.

112. Location and material of paved surfaces, accessory structures, walls and fences, landscape features and other site improvements shown approved plans shall conform to approved plans.

113. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape Plans for review by the City Landscape Consultant and approval by the Planning Director. A California Landscape Architect with current license shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans.

114. The Planting and Irrigation Plans shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code. Plans shall include Compliance Statements per State MWELO, California Code of Regulations Chapter 2.7 Model Water Efficient Landscape Ordinance *§492.7(b)(6)&(7).*

    a. "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"
    b. Signature of the licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system
    c. Completed and approved irrigation plans to be submitted to Las Virgenes Municipal Water District.

115. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that the civil engineering drawings have been reviewed and that the Landscape Plan is not in conflict with the requirements of the National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID).

116. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased on some projects at the discretion of the Planning Director. Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset's Climate Zone 18.

117. The Final Landscape Plans shall include the following:

    a. A note stating that the project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans prior to final city inspection.

b. A table indicating the total square footage of the landscape area within the project.

118. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.

119. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.

120. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.

121. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.

122. Any tree of heaven (Ailanthus altissima) is to be permanently eradicated. The Final Landscape Plans must contain a note to this effect and specify the method of eradication.

123. All planting areas shall receive a three (3) inch layer of coniferous bark mulch. Mulch to be kept away from tree and shrub crowns. Mulch areas to be dressed to present a clean uniform appearance when complete.

124. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.

125. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Division prior to final building permit inspection.

126. In accordance with Section 9389.6 of the Municipal Code, one (1) native oak tree, twenty-four-inch box in size, per fifteen thousand (15,000) square feet of building area shall be provided on site. The location of the oak tree shall be depicted on the Final Landscape Plan and shall be planted prior to final construction inspections and field verified by the City's Oak Tree Consultant.

127. Erosion control shall be applied to all planting areas on slopes greater than 4:1.

128. The final planting plan shall include native plants to cover at least 50% of the planting areas. Only 25% of the planting area may be designated as medium or high water use

plantings, designations per the State Model Water Efficient Landscape Ordinance. Planting area statistics to be provided.

129. All planting areas to be planted with a mix of trees, groundcover and shrubs.

SOLID WASTE MANAGEMENT

130. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for a percent of the waste generated on the project to be diverted from the landfill, at the rate currently required by California Department of Resources Recycling and Recovery. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.

131. The project shall comply with the City's Waste Reduction & Recycling Plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

132. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

RESOLUTION NO. 22-1276

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 83518 CASE NO. TRM-2021-0001 FOR THE LADYFACE VISTA PROFESSIONAL CENTER PROJECT LOCATED AT 29451-29555 CANWOOD STREET

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Ladyface Vista L.P., with respect to the real property located at 29541 through 29555 Canwood Street (Assessor Parcel No. 2053-001-008), requesting approval of a Vesting Tentative Tract Map No. 83518 (Case No. TRM-2021-0001) to subdivide the single parcel, on which the Ladyface Vista Professional Center is proposed, into condominium spaces, with a parcel "A" serving as the common areas (the "Project").

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/ Mitigated Negative Declaration (IS/MND), and a Mitigation Monitoring Program (MMP) for this Project. On November 17, 2022, the Planning Commission held a public hearing to review the IS/MND and MMP. Upon the close of the public hearing, and based upon the initial study, public comments and the record before the Planning Commission, the Planning Commission adopted Resolution No. 22-1274_, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMP for the Project. Resolution No. 22-1274 and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on November 17, 2022 at 6:30 p.m. The public hearing was held in accordance with AB 361 on an electronic platform that allowed for the applicant and members of the public to present statements and provide materials to the Commission. Notice of the time, date and means of participation in, and purpose of the aforementioned hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance, that:

(a) The proposed Vesting Tentative Tract Map (VTTM), as conditioned, is consistent with the City's General Plan, including Goal LU-15, Policy LU-15.1, LU-15.2,

and LU-15.3, Goal LU-16, and Policies LU-16.1, LU-16.2, and LU-16.3 in that the project complies with the development standards of the Business Park-Office Retail-Freeway Corridor Overlay zone where office uses are permitted, and can allow single and multiple tenants in each individual building. The Project complies with Goal 16 and Policy LU-16.1 specifically by providing a campus-like environment whereby buildings clustered together and provide individual entrances to buildings. Even though the buildings are owned under separate ownership, they operate as one cohesive development with common areas controlled by CC&Rs. The Project provides employment opportunities for a variety of businesses. The Project develops an underutilized parcel along the freeway corridor, and provides for a strong fiscal base. The Project will be equally accessible from two major freeway interchanges (at Reyes Adobe and Kanan Roads).

(b) The design or improvements of the proposed development is consistent with the General Plan of the City of Agoura Hills. Despite the subdivision, the Project complies with Goals LU-15 and LU-16, specifically by providing a campus-like environment whereby buildings are clustered together and have individual entrances with outdoor spaces for the employees. The Project protects the hillside and on- and off-site oak trees with retaining walls or by distancing the improvements from the trees. The parking spaces are provided around the campus to avoid conflict with the pedestrians' circulation between buildings. The utilities equipment and refuse are fully screened.

(c) The site is physically suitable for the type of the development proposed. The buildings are clustered in the center of the parcel to maximize the views of the undeveloped hillsides beyond as viewed from the freeway corridor and Canwood Street. The site allows for proper access to the Project; adequate site design and building arrangement; safe vehicular and pedestrian circulation; and sufficient landscaping to create an attractive and efficient office park. The buildings can accommodate single- and multiple-tenant spaces with a choice of orientations to various vistas. The buildings' style of architecture is contemporary which is compatible with the Los Angeles County Fire Station No. 89 to the west and the medical office building to the east. The buildings are low-profile, less than the maximum height allowed, and the buildings colors blend in with the open space in the rear of the property. The uses occupying the buildings will be quiet and will operate within regular business hours and will be compatible with surroundings properties.

(d) The site is physically suitable for the proposed density of the development. The 20,279 square-foot development on 3.23 acres equates to a 0.14 floor area ratio as opposed to the 0.24 ratio maximum allowed for a lot this size and with a 15.7 percent slope, which translates into a low-density development. Furthermore, one acre of the parcel will remain undeveloped and kept as natural open space. The business park would be compatible with the aesthetics of the area as the Project is above the freeway corridor and Canwood Street, but below the residential neighborhood to the north, which minimizes the visual impacts of the new structures. The parking is distributed around the parcel and no vehicles can circulate between the buildings providing the campus-like environment. The buildings are placed at different elevations in keeping with the slope direction of the lot.

(e) The design of the development is not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat because an IS/MND was prepared for the Project that assessed potential impacts to biological resources and mitigation measures were incorporated in the document, and therefore the Project to reduce environmental impacts to a less than significant level. The development complies with the development standards of the zone and hillside development criteria. The IS/MND evaluated the development against all of the initial study topics and developed mitigation measures to reduce any potential for an impact on the environment to less than significant or no impact prior to the construction, during, and after the completion of the Project. The subdivision does not change that fact.

(f) The design of the VTTM and proposed improvements are not likely to cause serious public health problems. On-site improvements, such as circulation, storm water protection, sewer services, and fire access will be required upon development of the site, and the improvements will be designed per City and other applicable standards and requirements. The development was revised to comply with all the laws applicable to commercial development. No exception is requested as part of the development applications.

(g) The design of the VTTM and type of improvements, as conditioned, will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access to the site will be provided via Canwood Street. The travel lanes, and sidewalks will be repaired and the bike lane maintained in place so that the public at large can continue to use them as an alternative form of transportation, without interfering with the public access easements or any other easements dedicated to the public.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Vesting Tentative Tract Map No. 83518 (Case No. TRM-2021-0001), subject to Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 17th day of November 2022, by the following vote to wit:

AYES:	(3)	Wolf, Mogri, Asuncion
NOES:	(0)	
ABSENT:	(1)	Horenstein
ABSTAIN:	(0)	

Jeremy Wolf, Chairperson

ATTEST:

Denice Thomas, Secretary

Exhibit A
CONDITIONS OF APPROVAL
(CASE NO. TRM-2021-0001)

1. This decision for approval of the Vesting Tentative Tract Map application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.

2. The approval of this action shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of and accept all conditions of this action with the Planning Department.

3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Vesting Tentative Tract Map reviewed and approved by the Planning Commission on November 17, 2022.

4. It is hereby declared to be the intent that if any provision of this action is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.

5. It is further declared and made a condition of this action that if any condition herein is violated, the approval shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

6. The approval of Vesting Tentative Tract Map No. 83518 (Case No. TRM-2021-0001) shall expire in two (2) years from the date of the Planning Commission approval.

7. All requirements of the City Zoning Ordinance and City Subdivision Ordinance must be met unless set forth in the approval or on the approved Vesting Tentative Tract Map.

8. Prior to issuance of building permit, applicant shall record Condominium Tract Map No. 83518 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.

9. Prior to final map recordation, applicant shall provide a copy of proposed Covenants, Conditions and Restrictions (CC&Rs), as applicable to the project, to the City Engineer for review and approval of the City Attorney. These CC&Rs shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives, as applicable to the project.

10. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.

11. The applicant shall provide a preliminary title report not older than 30 days at the time of plan check.

12. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.

13. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Public Works Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

14. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, the applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

15. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, City standards and specifications, approved specific plan, and/or approved Conditions of Approval for the area.

16. The applicant shall design and construct road improvements along the project fronting Canwood Street and any necessary transitions. Said improvements shall include, but not be limited to, the installation of a new driveway approach. The design of the roadway improvements shall be reviewed and approved by the Director of Public Works during the plan check review.

17. Applicant shall overlay Canwood Street with concrete asphalt for all new project related service cuts in the roadway. The extent of the repairs shall be at the discretion of the Director of Public Works Director.

18. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate

in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

END

BUILDING 'D'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 306.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 601)	TYPE V-B& FULLY SPRINKLERED
OCCUPANT LOAD FACTOR (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9113.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 29'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'D' - 3120 S.F. As = Al + (Ns x If) If = (Tw - 0.25)/Tw If = (7,644/7,644) + 34.79 + 7,644 + 34.79 - 0.25)/50 If = (7,644/7,232.5)34 - 0.25)/50 If = (.284 - 0.25)/50 If = (0.035)1 If = 0.035 GROUND FLOOR, B-OCC, 36,000 + (9,000 x 0.035) 36,000 + 241 = 36,241 As = 36,241 AREA PROVIDED = 3,155 S.F.

BUILDING 'E'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 306.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 601)	TYPE V-B& FULLY SPRINKLERED
OCCUPANT LOAD FACTOR (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9113.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 29'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'E' - 3240 S.F. As = Al + (Ns x If) If = (Tw - 0.25)/50 If = (44.19 + 10.84/44.19 + 10.9 + 44.19 + 10.9 - 0.25)/50 If = (120.25/240.5 - 0.25)/50 If = (.5 - 0.25)/50 If = (0.25)1 If = 0.25 GROUND FLOOR, B-OCC, 36,000 + (9,000 x 0.25) 36,000 + 3,250 = 39,250 As = 39,250 AREA PROVIDED = 3,240 S.F.

BUILDING 'F'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 306.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 601)	TYPE V-B& FULLY SPRINKLERED
OCCUPANT LOAD FACTOR (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9113.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 29'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'F' - 3,781 S.F. As = Al + (Ns x If) If = (Tw - 0.25)/50 If = (30.96/1 + 10.84/1 + 10.84/10.96/1 + 10.84/1 + 10.84/1 + 10.96/1 - 0.25)/50 If = (231.00/10.96/46 - 0.25)/50 If = (.464 - 0.25)/50 If = (0.464)1 If = 0.464 GROUND FLOOR, B-OCC, 36,000 + (9,000 x 0.464) 36,000 + 3,972.8 = 39,972.8 As = 39,972.8 AREA PROVIDED = 3,781 S.F.

BUILDING STATISTICS:

BUILDING 'A'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 306.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 601)	TYPE V-B& FULLY SPRINKLERED
OCCUPANT LOAD FACTOR (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9113.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 29'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'A' - 9,926 S.F. As = Al + (Ns x If) If = (Tw - 0.25)/50 If = (103 + 45.13/103 + 45.13 + 103 + 45.13 - 0.25)/50 If = (98.26/203.3 - 0.25)/50 If = (.3 - 0.25)/50 If = (0.25)1 If = 0.25 GROUND FLOOR, B-OCC, 36,000 + (9,000 x 0.25) 36,000 + 2,250 = 38,250 As = 38,250 AREA PROVIDED = 9,926 S.F.

BUILDING 'B'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 306.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 601)	TYPE V-B& FULLY SPRINKLERED
OCCUPANT LOAD FACTOR (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9113.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 29'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'B' - 5,840 S.F. As = Al + (Ns x If) If = (Tw - 0.25)/50 If = (94.19/94.19 + 32.13 + 94.19 + 32.13 - 0.25)/50 If = (94.19/248 - 0.25)/50 If = (.286 - 0.25)/50 If = (0.036)1 If = 0.036 GROUND FLOOR, B-OCC, 36,000 + (9,000 x 0.036) 36,000 + 58 = 36,58 As = 36,58 AREA PROVIDED = 5,840 S.F.

BUILDING 'C'

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 306.2)	B & M OFFICE AND RETAIL
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 601)	TYPE V-B& FULLY SPRINKLERED
OCCUPANT LOAD FACTOR (PER 2019 CBC TABLE 1004.5)	B = 150 & M = 60
BUILDING HEIGHT REQUIRED: (PER MUNICIPAL CODE SECTION 9113.4)	35'-0"
BUILDING HEIGHT PROPOSED:	LOW PARAPET = 22'-6" HIGH PARAPET = 29'-0"
MAX. ALLOWABLE BUILDING AREA: PER 2019 CBC 506.2 & 508.4	BUILDING 'C' - 3,781 S.F. As = Al + (Ns x If) If = (Tw - 0.25)/50 If = (30.96/1 + 10.84/1 + 10.84/10.96/1 + 10.84/1 + 10.84/1 + 10.96/1 - 0.25)/50 If = (231.00/10.96/46 - 0.25)/50 If = (.464 - 0.25)/50 If = (0.464)1 If = 0.464 GROUND FLOOR, B-OCC, 36,000 + (9,000 x 0.464) 36,000 + 3,972.8 = 39,972.8 As = 39,972.8 AREA PROVIDED = 3,781 S.F.

DEVELOPMENT STANDARDS

REQUIRED	PROPOSED
MINIMUM PROJECT SIZE SHALL BE TWO (2) ACRES	LOT AREA: 13.23 AC / 576,348 SF
MINIMUM LOT AREA: 20,000 S.F.	LOT AREA: 140,848 S.F.
MINIMUM LOT WIDTH: 200 FEET	LOT WIDTH: 318.43 FEET
MINIMUM LOT DEPTH: 100 FEET	LOT DEPTH: 672.00 FEET
MAXIMUM BUILDING COVERAGE: 40%	BUILDING COVERAGE: 14.4%
MAXIMUM BUILDING HEIGHT: 35 FEET	BUILDING HEIGHT: 29 FEET
MINIMUM FRONT YARD: 35 FEET OR HEIGHT OF THE BUILDING, WHICHEVER IS GREATER	MINIMUM FRONT YARD: 40'-1"
MINIMUM SIDE YARD: 70 FEET COMBINED, WITH NO LESS THAN 15 FEET ON ANY SIDE	MINIMUM SIDE YARD: 114'-6" COMBINED 38'-10" & 91'-8"
MINIMUM STREET SIDE YARD: 20 FEET OR, HEIGHT OF THE BUILDING, WHICHEVER IS GREATER	MINIMUM STREET SIDE YARD: N/A
MINIMUM REAR YARD: 20 FEET EXCEPT, WHEN ABUTTING RESIDENTIAL, THEN HEIGHT OF BUILDING OR 20 FEET, WHICHEVER IS GREATER	MINIMUM REAR YARD: 235'-3"
MINIMUM LANDSCAPE AREA: 20%	LANDSCAPE AREA: 69,088 S.F. - 48.25%



PROJECT SUMMARY

PROJECT DESCRIPTION:
THE PROPOSED PROJECT WILL CONSIST OF FIVE (5) SINGLE-STORY MULTI-TENANT OFFICE BUILDINGS. THE BUILDINGS ARE CONFIGURED TO CREATE A CAMPUS LIKE LAYOUT.
TOTAL ON-SITE BUILDING AREA IS 20,271 SF FOR ALL FIVE BUILDINGS
ON-SITE PARKING FACILITY WILL BE PROVIDED COMPLYING WITH CURRENT ACCESSIBILITY AND MUNICIPAL CODE REQUIREMENTS.

PROJECT ADDRESS:	BUILDING 'A' - 29541 CANWOOD STREET BUILDING 'B' - 29549 CANWOOD STREET BUILDING 'C' - 29541 CANWOOD STREET BUILDING 'D' - 29555 CANWOOD STREET BUILDING 'E' - 29551 CANWOOD STREET AGOURA HILLS, CA 91301
APN:	2055-001-009
PROPERTY ZONE:	SP-OR-PC BUSINESS PARK OFFICE RETAIL WITH A FREEWAY CORRIDOR DISTRICT OVERLAY

SITE STATISTICS:

LOT AREA:	13.23 AC / 576,348 SF
BUILDING S.F.:	20,271 S.F.
LOT COVERAGE:	14.4%
LANDSCAPE GROSS AREA:	69,088 SF
LANDSCAPE COVERAGE (BASED ON ENTIRE SITE GROSS AREA):	48.25%
LANDSCAPE DEVELOPED AREA:	68,716 SF
LANDSCAPE COVERAGE (BASED ON DEVELOPED AREA):	15.3%
LANDSCAPE COVERAGE - PARKING AREA	28.9%
HARDSCAPE AREA:	7,119 S.F.
HARDSCAPE COVERAGE:	5.48%
PARKING & DRIVE AISLE AREA:	47,486 S.F.
PARKING & DRIVE AISLE COVERAGE:	33.73%
TRASH ENCLOSURE AREA:	180 S.F.
TRASH ENCLOSURE COVERAGE:	0.1%

PARKING STATISTICS:

REQUIRED PARKING:	20,271 S.F. OFFICE AT 1/300 S.F. = 68 STALLS
PARKING REQUIRED PARKING PROVIDED	68 STALLS 100 STALLS (5/1,000)
REQUIRED EVCS PARKING STALLS: (PER 2019 CA. GREEN SUPPLEMENTAL CODE CHAPTER 5, DATED JULY 1, 2021)	4 STALLS
PROVIDED EVCS PARKING STALLS:	4 STALLS
REQUIRED CLEAN AIR VEHICLE STALLS: (PER 2019 CA. GREEN SUPPLEMENTAL CODE CHAPTER 5, DATED JULY 1, 2021)	12 STALLS
PROVIDED CLEAN AIR VEHICLE STALLS:	12 STALLS
TOTAL PARKING PROVIDED: STANDARD STALLS: ACCESSIBLE STALLS:	100 STANDARD STALLS 88 STANDARD STALLS 9 ACCESSIBLE STALLS (N/ 1 VAN STALL)
REQUIRED BICYCLE PARKING: PER CITY MUNICIPAL CODE SECTION 4564.3(L)	1/25 STALLS = 5 BIKE RACKS
ACTUAL BICYCLE PARKING PROVIDED:	6 BIKE RACKS
LOADING SPACES REQUIRED: UNDER 30,000 S.F.	0 SPACES
LOADING SPACES PROVIDED:	0 SPACES

VICINITY MAP



GENERAL NOTES

1. ALL EXTERIOR MATERIALS USED FOR EAVES, SIDING, PORCH, PATIO, DECKS, CANOPIES, CARPORT AND OTHER SIMILAR STRUCTURES MUST MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE VIII IN THE AGOURA HILLS MUNICIPAL CODE.
2. THIS PROJECT SHALL BE SUBJECT TO THE 2019 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY AND GREEN BUILDING CODES AND AGOURA HILLS MUNICIPAL CODE.
3. FIRE SPRINKLERS FOR ALL NEW STRUCTURES WILL BE REQUIRED PER AGOURA HILLS MUNICIPAL CODE 903.2.

PROJECT DIRECTORY

ARCHITECTURAL

00-0.1	COVER SHEET / PROJECT INFORMATION
00-0.2	SITE PLAN
00-0.3	MISC. SITE DETAILS
00-0.3.1	ALTA
00-0.3.2	PARKING LANDSCAPE PLAN
00-0.3.3	BUILDING 'A' - FLOOR, ROOF PLANS & ELEVATIONS
00-0.3.4	BUILDING 'B' - FLOOR, ROOF PLANS & ELEVATIONS
00-0.3.5	BUILDING 'C' - FLOOR, ROOF PLANS & ELEVATIONS
00-0.3.6	BUILDING 'D' - FLOOR, ROOF PLANS & ELEVATIONS
00-0.3.7	BUILDING 'E' - FLOOR, ROOF PLANS & ELEVATIONS
00-0.4	SITE SECTIONS & LINE OF SIGHT
00-0.4.1	SITE PHOTOS
00-0.4.2	SITE PHOTOS
00-0.4.3	SITE PHOTOS
00-0.5	RETAINING WALL SAMPLE PHOTOS

CIVIL

C1	VESTING TENANTIVE TRACT MAP
C2	GRADING TITLE SHEET
C2A	EROSION CONTROL PLAN
C2B	EROSION CONTROL DETAILS
C3	PRECISE GRADING AND DRAINAGE PLAN
C4	PRECISE GRADING SECTIONS
C5	STREET PLAN
C6	UTILITY PLAN

ELECTRICAL

1	SITE PHOTOMETRIC PLAN

LANDSCAPE

L-1	PLANTING PLAN
L-2	FUEL MODIFICATION PLAN
L-3	PLANT PHOTOS
T1	PARKING AREA - TREE SHADE TABULATION

PROJECT DIRECTORY

OWNER:
MTC
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484 N. VENTURA AVE.
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ELECTRICAL ENGINEER:
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CONTACT: ANDY KLEIN
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pk:a pkarchitecture

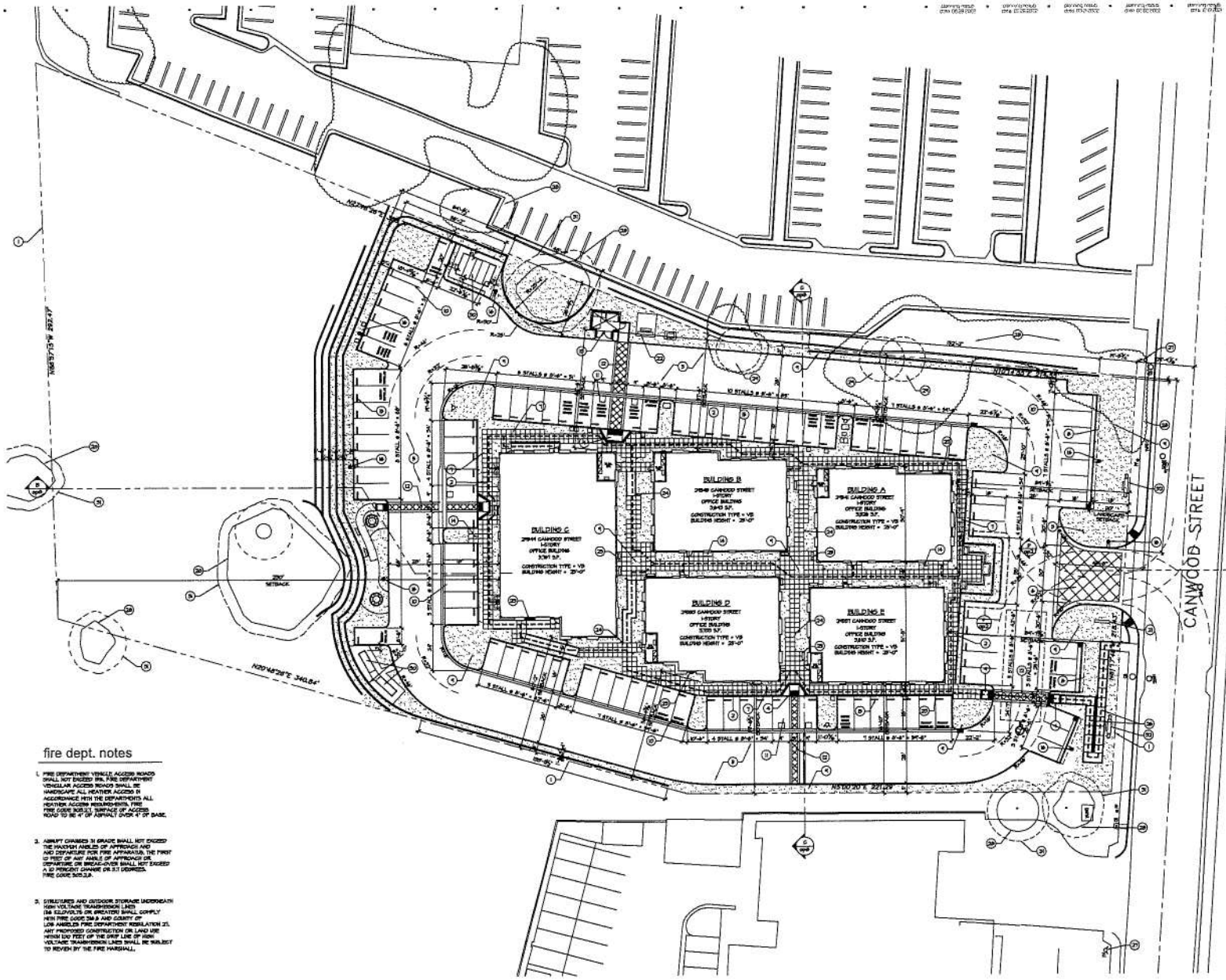
23815 agoura road
agoura hills, california 91301
t (818)584-0057 f (805)600-2265
w pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

cover sheet
scale: none

date 08.09.2021
comment 09.17.21

apl



site plan keynotes

1. PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
2. ACCESSIBLE PATH OF TRAVEL, MIN 3% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN, REFER TO CIVIL DRAWINGS
3. SITE ACCESSIBLE ENTRANCE SIGN, REFER TO DETAIL A ON SHEET sp2.1
4. ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE
5. PARKING AREA PAVING AND DRIVE AISLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
6. ENHANCED ENTRY PAVING AND PEDESTRIAN CROSSWALK - STAMPED COLORED CONCRETE REFER TO sp2.1
7. ON-SITE CONCRETE SIDEWALK
8. LINE OF PARKING STALL OVERHANG
9. LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
10. SITE PARKING STRIPING PER CITY OF AGOURA HILLS STANDARDS
11. ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
12. ENHANCED PEDESTRIAN CROSSWALK STAMPED COLORED CONCRETE REFER TO sp2.1
13. TRASH AND RECYCLE ENCLOSURE, SEE a4.4/sp2.1
14. BICYCLE RACKS, (5) BICYCLE SPACES
15. CONCRETE WHEEL BUMPER, SEE a/sp2.1
16. PARKING LOT LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 25 FT HIGH MEASURED FROM GROUND TO LENS - LIGHT FIXTURE P5
17. FIRE BACKFLOW PREVENTION
18. CONCRETE SWALE AND CATCH BASINS, REFER TO CIVIL DRAWINGS
19. POST-CONSTRUCTION STORMWATER TREATMENT SYSTEM, REFER TO CIVIL DRAWINGS
20. NEW WATER METERS AND BACKFLOW DEVICE
21. NEW MONUMENT SIGN - EXTERNALLY LIT.
22. NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS.
23. EXTERIOR WALL MOUNTED WALL PACK BY: LITHONIA LIGHTING, TYPE IV SHORT B3S
24. LIGHT BOLLARDS BY: LITHONIA LIGHTING
25. BENCH - REFER TO a/sp2.1
26. RAMP - REFER TO CIVIL DRAWINGS
27. EXISTING FIRE HYDRANT TO REMAIN.
28. EXISTING TREES TO REMAIN, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
29. EXISTING TREES TO BE REMOVED, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
30. GENERATOR LOCATIONS
31. OAK TREE PROTECTED ZONE OUTLINE
32. FIRE BACKFLOW PREVENTOR-REFER TO CIVIL DWG'S. PROVIDE A 3'-0" CLEARANCE AROUND UTILITY.

site plan general notes

1. REMOVE ALL EXISTING ON-SITE CHAIN-LINK FENCING
2. IF THE UNITS ARE EVENTUALLY SOLD TO TENANTS AS PART OF A CONDOMINIUM MODEL, THE HOA/TE MANAGEMENT WILL NEED TO BE MANAGED CENTRALLY. EACH UNIT WILL NOT BE ABLE TO SIGN UP FOR WASTE SERVICE INDIVIDUALLY.
3. IF SECURITY CAMERA OR ALARM SYSTEMS ARE TO BE ADDED BY THE PERMITTEE, A SECURITY PLAN WILL BE NEEDED IDENTIFYING THESE FEATURES.

site plan legend

- ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- ENHANCED PAVING - SCORED COLORED CONCRETE
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- PARKING LOT LIGHT FIXTURE
- EXISTING OFF-SITE STREET LIGHTING

fire dept. notes

1. FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE UNOBSTRUCTED ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENTS ALL WEATHER ACCESS REQUIREMENTS. FIRE FIRE CODE 503.2.3) SURFACE OF ACCESS ROAD TO BE 4" OF ASPHALT OVER 4" OF BASE.
2. ASPHALT GRADES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND AND DEPARTURE FOR FIRE APPARATUS, THE FIRST 10 FEET OF ANY ANGLE OF APPROACH OR DEPARTURE OR BREAK-OVER SHALL NOT EXCEED A 10 PERCENT CHANGE OR 5.5 DEGREES. FIRE CODE 503.2.9.
3. STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 324.5 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 21. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHALL.

pk:a pk:architecture

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LICENSED ARCHITECT
RICHARD PEARSON
C-25985
EXP. 04-30-2013
STATE OF CALIFORNIA

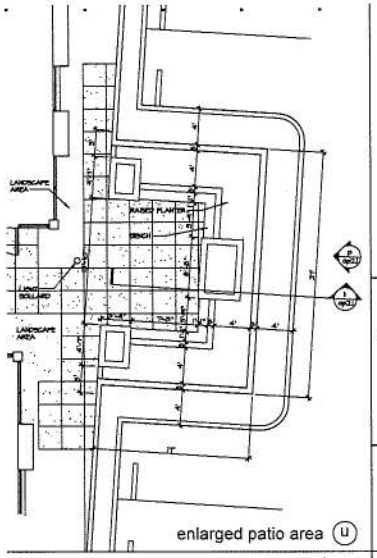
LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

true north

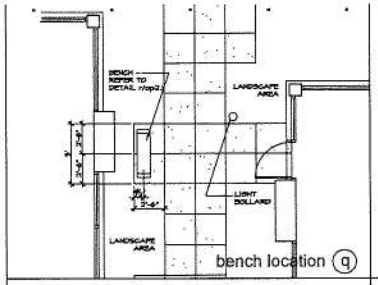
site plan
scale 1"=20'-0"

date 05.08.2011

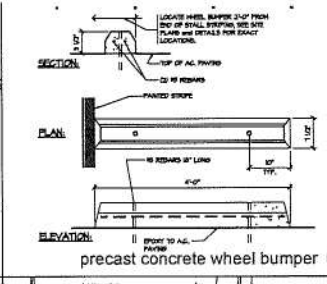
ap2



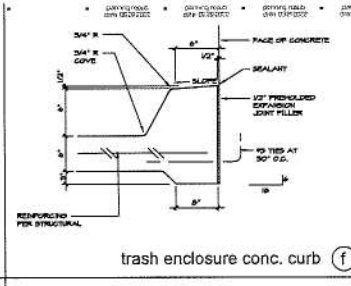
enlarged patio area (u)



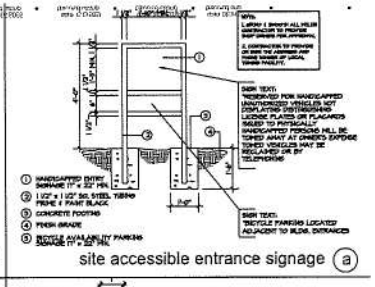
bench location (q)



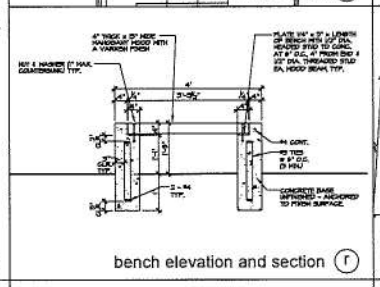
precast concrete wheel bumper (k)



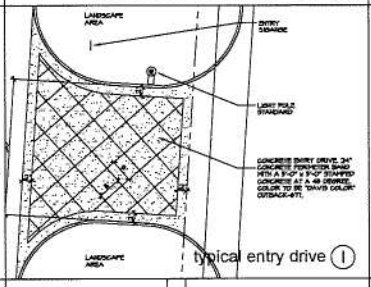
trash enclosure conc. curb (f)



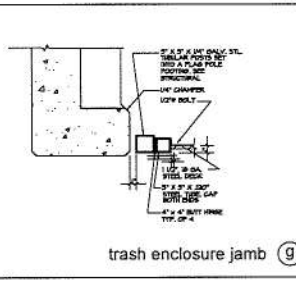
site accessible entrance signage (a)



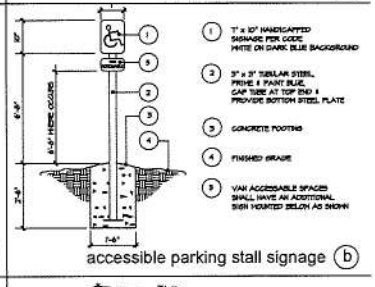
bench elevation and section (r)



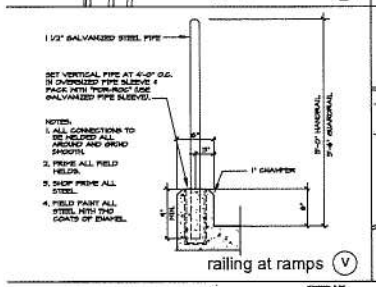
typical entry drive (l)



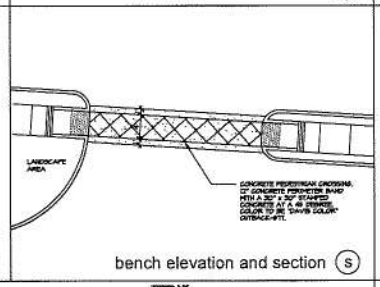
trash enclosure jamb (g)



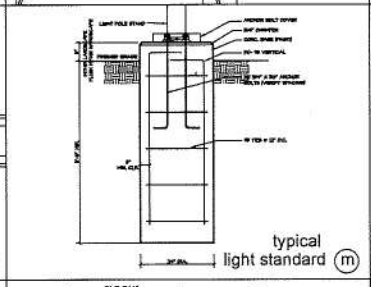
accessible parking stall signage (b)



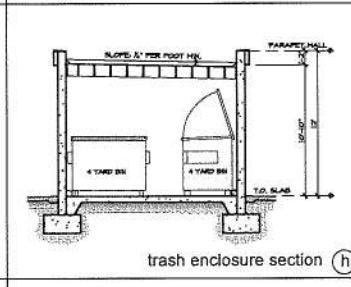
railing at ramps (v)



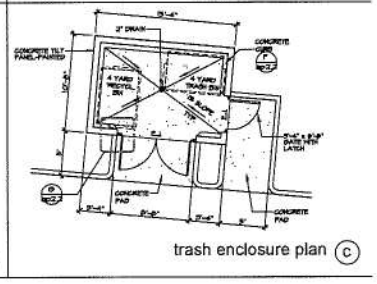
bench elevation and section (s)



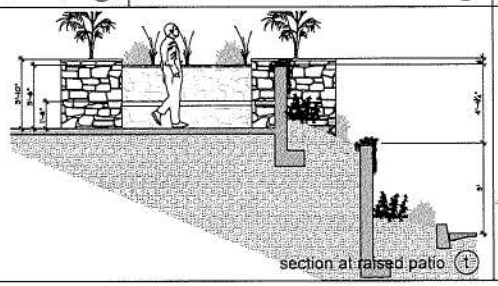
typical light standard (m)



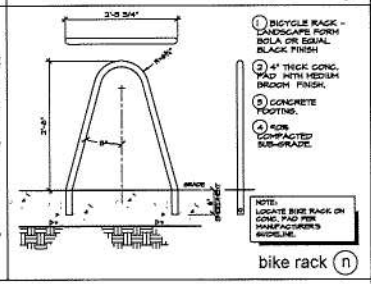
trash enclosure section (h)



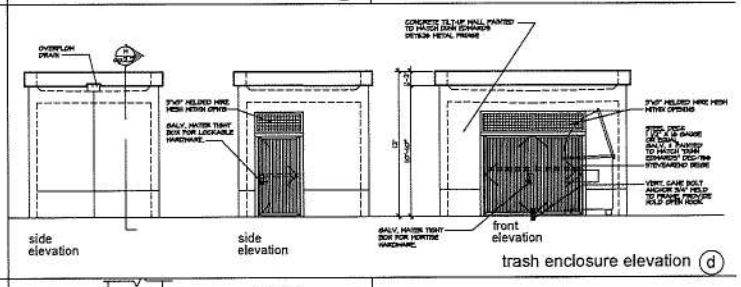
trash enclosure plan (c)



section at raised patio (t)



bike rack (n)

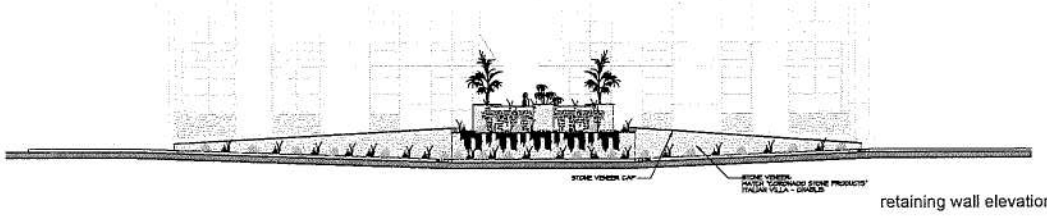


side elevation

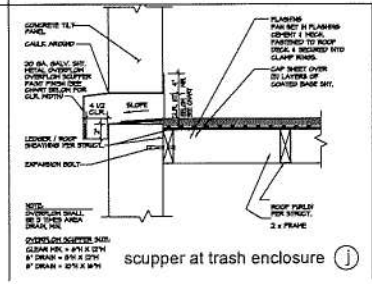
side elevation

front elevation

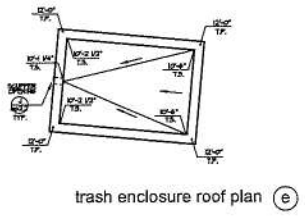
trash enclosure elevation (d)



retaining wall elevation (p)



scupper at trash enclosure (j)



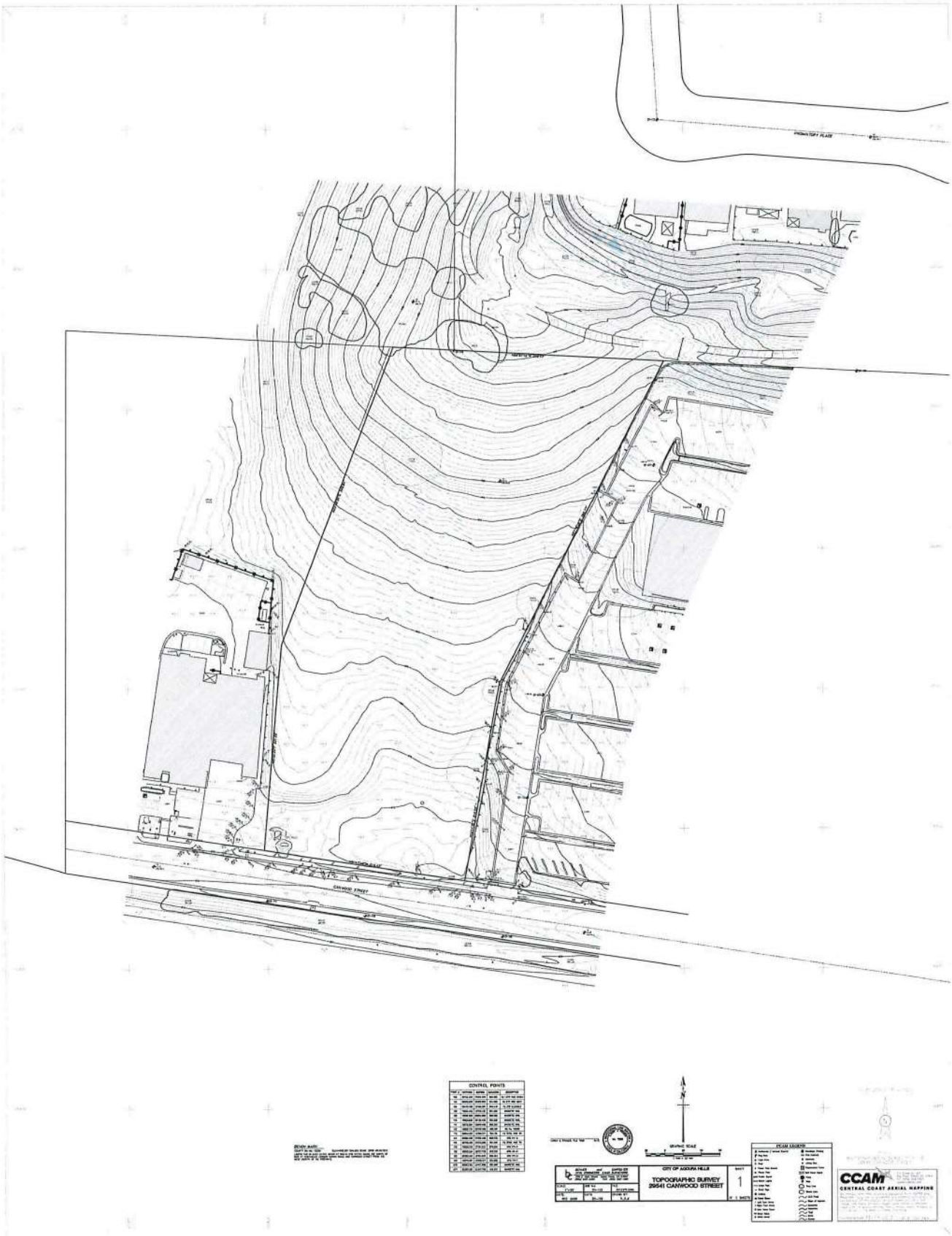
trash enclosure roof plan (e)

pk:a
pk:architecture

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

miscellaneous details
scale: as noted

ap2.1



existing conditions

LADYFACE VISTA PROFESSIONAL CENTE
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

pk:architecture

ap2.2

pk:architecture

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AGOURA HILLS, CALIFORNIA

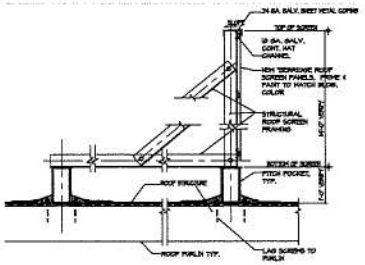
true north

parking area
landscape
scale 1"=20'-0"

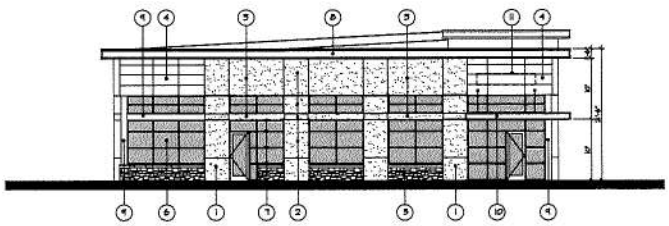
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exterior materials & colors

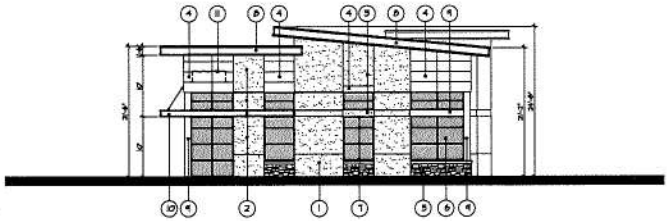
1. ENTRY: STUCCO WALL SYSTEM BY "SENORITY" HAND TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DARK EDWARDS DE6213 GOAL KEEPER
2. ENTRY: STUCCO WALL SYSTEM BY "SENORITY" HAND TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DARK EDWARDS DE6234 PIGEON GRAY
3. ENTRY: STUCCO WALL SYSTEM BY "SENORITY" HAND TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DARK EDWARDS DE6228 RELAXING HOUR
4. TILE BY "DALTILE" SLIMLITE ALLOY EFFECTS RECTANGULAR SIZE: 20"x20" COLOR: DISTRESSED COPP - TP48 FINISH: SATIN
5. STONE VENEER, MATCH "CORONADO STONE PRODUCTS" ITALIAN VILLA - CHABLIS
6. DUAL GLAZED LOW 'E' ENERGY EFFICIENT GREEN TINT GLAZING
7. EXTRUDED ALUMINUM STOREFRONT SYSTEM, COLOR TO BE BLACK
8. STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
9. METAL CLADDING - COLOR TO BE BLACK
10. METAL AWNING COLOR TO BE BLACK
11. PROPOSED TENANT SIGNAGE LOCATION. SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



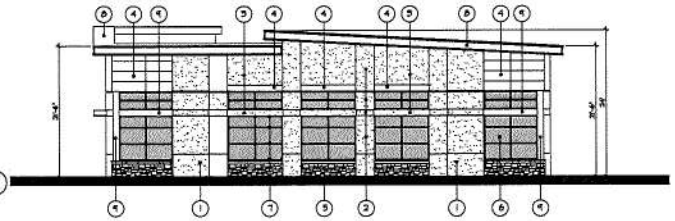
typical mechanical roof screen (if required) (a)



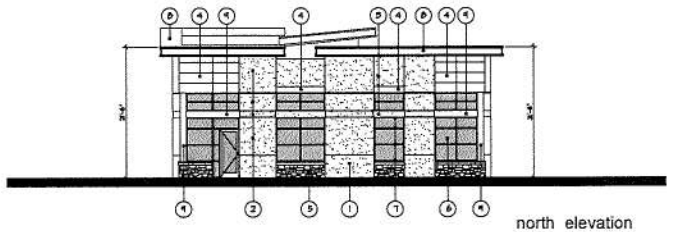
west elevation



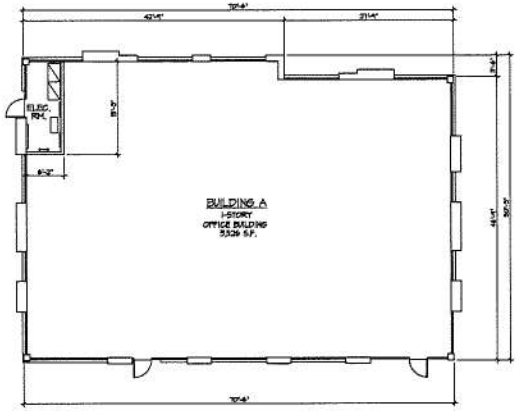
south elevation



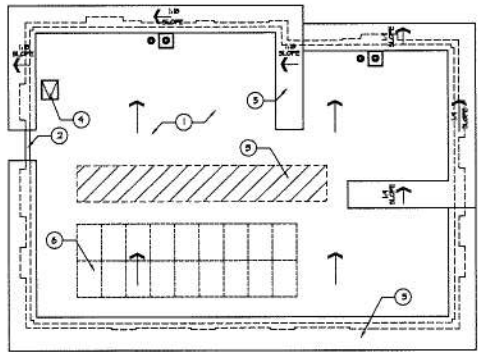
east elevation



north elevation



building 'a' floor plan



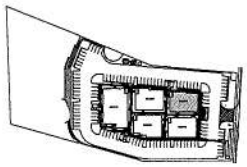
building 'a' roof plan

roof plan keynotes

1. GLASS 'M' 80 MIL SARNAFIL G410 ECOROY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
2. PARAPET WALL
3. AREA FOR ROOFTOP MECHANICAL UNITS ROOF SCREEN TO BE USED IF AND AS REQUIRED REFER TO DETAIL a/ap3
4. ROOF ACCESS HATCH
5. STANDING SEAM METAL ROOF - COLOR TO BE BLACK
6. SOLAR READY ROOF AREA EQUAL TO 39% OF TOTAL ROOF AREA.

roof plan legend

- R.D. — ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- O.D. — OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
- DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
- AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. — TOP OF PARAPET WALL
- T.O.S. — TOP OF ROOF SHEATHING
- 100'-0" — BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



KEY PLAN

pk:a pk:architecture

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w pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

true north

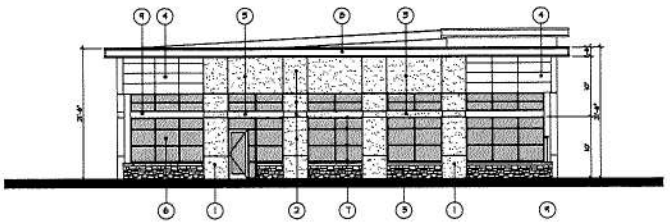
building 'a' elevations

scale: 1/4"=1'-0"

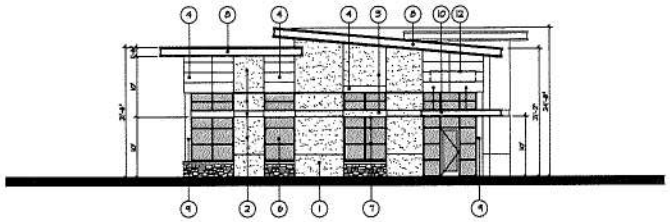
ap3

exterior materials & colors

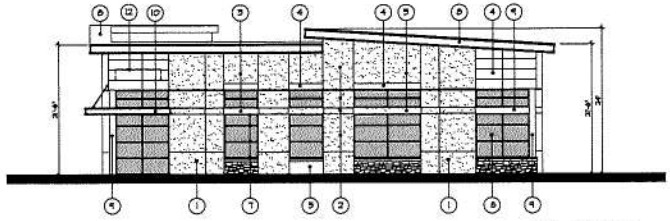
1. SENTRY STUCCO WALL SYSTEM BY "DRYVIT" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE7613 COAL MINER
2. SENTRY STUCCO WALL SYSTEM BY "DRYVIT" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6224 FARROW GRAY
3. SENTRY STUCCO WALL SYSTEM BY "DRYVIT" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6228 RECLAIMED WOOD
4. TILE
   BY "DALTILE"
   SUNLITE ALLOY EFFECTS
   RECTANGULAR SIZE: 20"x24"
   COLOR: DISTRESSED COPP - TP48
   FINISH: SATIN
5. STONE VENEER:
   MATCH "COLORADO STONE PRODUCTS" MOUNTAIN VILLA – CHABLIS
6. DUAL GLAZED LOW E ENERGY EFFICIENT GREEN TINT GLAZING
7. EXTRUDED ALUMINUM STOREFRONT SYSTEM, COLOR TO BE BLACK
8. STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
9. METAL CLADDING - COLOR TO BE BLACK
10. METAL AWNING
    COLOR TO BE BLACK
11. WALL MOUNTED EXTERIOR LIGHT FIXTURE
    BY: BRONZE LIGHTING – BEAM LED ADA – MODEL 1111 – 24" BE
    FINISH TO BE WHITE
12. PROPOSED TENANT SIGNAGE LOCATION. SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



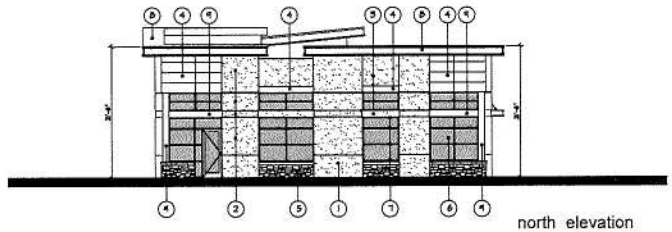
west elevation



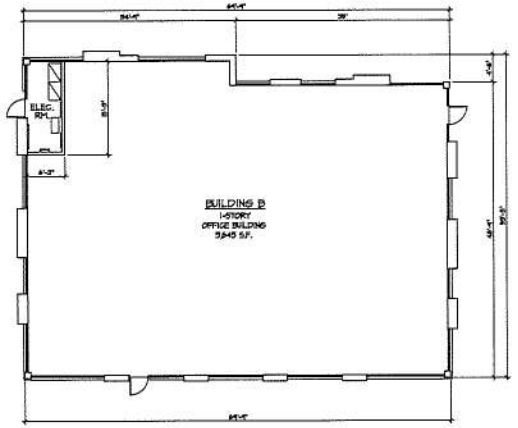
south elevation



east elevation

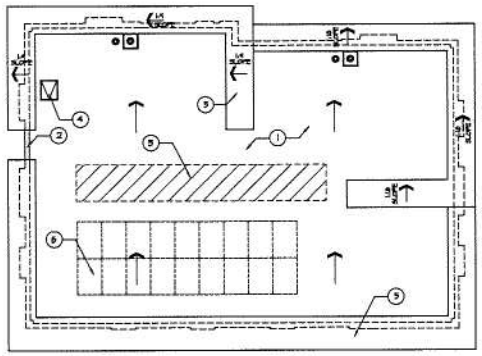


north elevation



building 'b' floor plan

NORTH



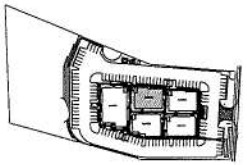
building 'b' roof plan

roof plan keynotes

1. CLASS 'A' 80 MIL DARKFAIL 6HID ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
2. PARAPET WALL
3. AREA FOR ROOFTOP MECHANICAL UNITS ROOF SCREEN TO BE USED IF AND AS REQUIRED REFER TO DETAIL a/sp5
4. ROOF ACCESS HATCH
5. STANDING SEAM METAL ROOF
6. SOLAR READY ROOF AREA EQUAL TO 5% OF TOTAL ROOF AREA.

roof plan legend

- R.D. — ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- O.F. — OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
- AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. — TOP OF PARAPET WALL
- T.O.S. — TOP OF ROOF SHEATHING
- XX'-X" — BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



KEY PLAN

pk:a pk:architecture

25815 aguora road
aguora hills · california · 91301
t 818.914.0257 f 866.800.1299
w pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

true north

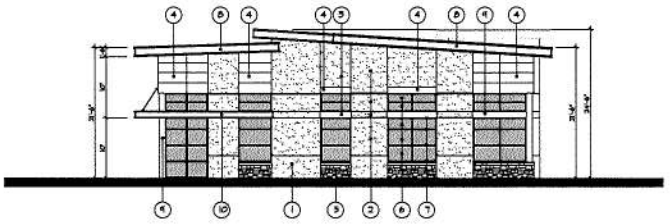
floor plan,
roof plan,
elevations
building 'b'

scale 1/8"=1'-0"

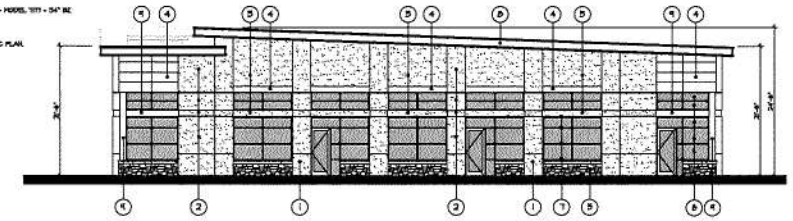
ap4

exterior materials & colors

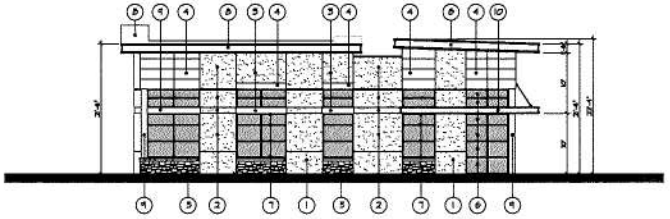
1. STUCCO WALL SYSTEM BY "DRYVIT" SAND TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6213 COAL MINER
2. STUCCO WALL SYSTEM BY "DRYVIT" SAND TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6234 PIGEON GRAY
3. STUCCO WALL SYSTEM BY "DRYVIT" SAND TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6228 RELAXED KHAKI
4. TILE BY "DAL-TILE" SUNLITE ALLOY EFFECTS RECTANGULAR SIZE: 3X12" COLOR: DISTINGUISHED COPPER - TP48 FINISH: SATIN
5. STONE VENEER: MATCH "COLORADO STONE PRODUCTS" MOUNTAIN VILLA - CHABLIS
6. DUAL GLAZED LOW 'E' ENERGY EFFICIENT GREEN TINT GLAZING
7. EXTRUDED ALUMINUM STOREFRONT SYSTEM, COLOR TO BE BLACK
8. STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
9. METAL CLADDING - COLOR TO BE BLACK
10. METAL AWNING COLOR TO BE BLACK
11. WALL MOUNTED EXTERIOR LIGHT FIXTURE BY: BRUMMER LIGHTING - BEAM LED ADA - MODEL 1011 - 24" BE FINISH TO BE WHITE
12. PROPOSED TENANT SIGNAGE LOCATION, SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



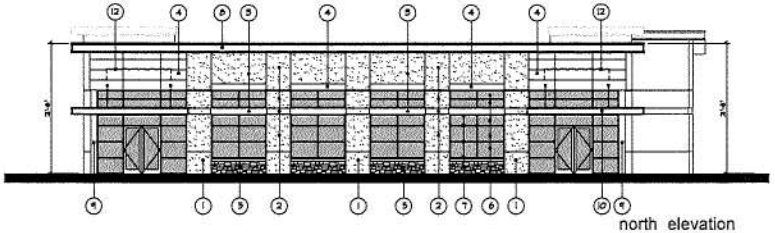
west elevation



south elevation



east elevation



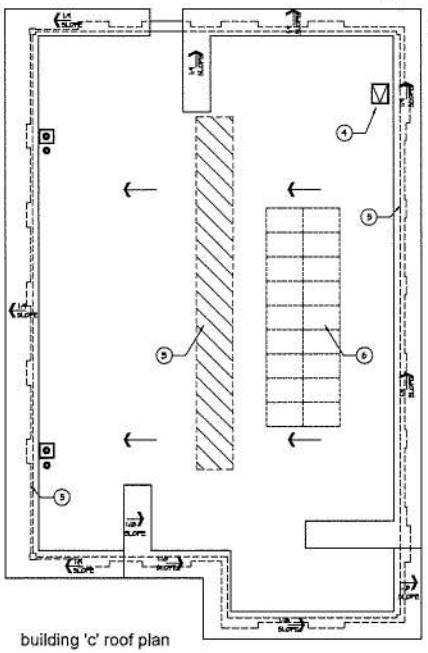
north elevation

roof plan keynotes

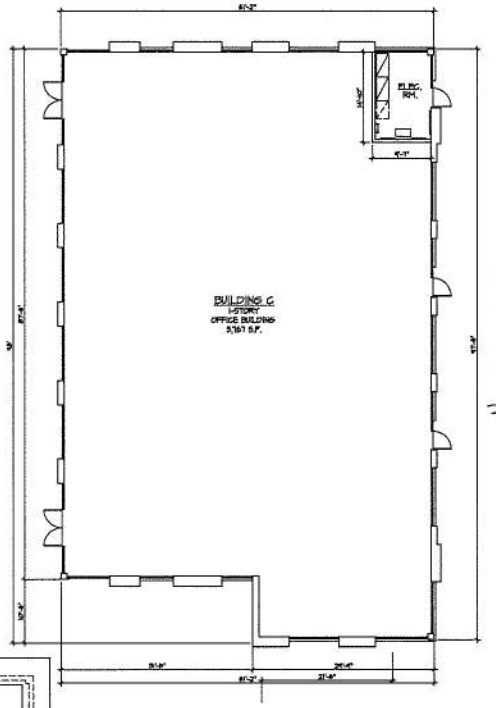
1. CLASS 'A' 60 MIL SARNAFIL G410 ENERGY SMART ROOF MEMBRANE/CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
2. PARAPET WALL
3. AREA FOR ROOFTOP MECHANICAL UNITS ROOF NURSES TO BE USED IF AND AS REQUIRED REFER TO DETAIL sheet
4. ROOF ACCESS HATCH
5. STANDING SEAM METAL ROOF
6. SOLAR READY ROOF AREA EQUAL TO 3% OF TOTAL ROOF AREA.

roof plan legend

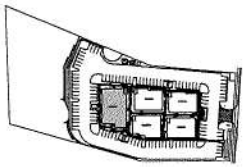
- R.D. — ROOF DRAIN SCUPPER DISCHARGED AT FACE OF GIRD
- O.D. — OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
- AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. — TOP OF PARAPET WALL
- T.O.S. — TOP OF ROOF SHEATHING
- XX'-X" — BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



building 'c' roof plan



building 'c' floor plan



KEY PLAN

pk:a pk:architecture

25913 agoura road
agoura hills - california - 91301
t. 818.591.0057 | f. 866.830.1269
w. pkarchitecture.net

LICENSED ARCHITECT — C-27183 — Ex. 04-30-2020 — STATE OF CALIFORNIA

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

true north

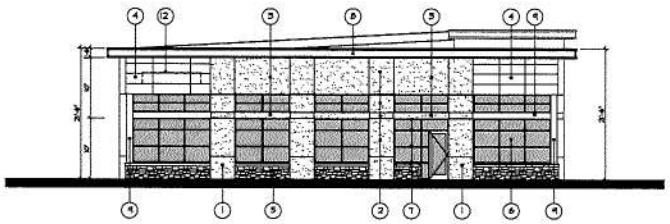
floor plan, roof plan, elevations building 'c'
scale 1/8"=1'-0"

date: 02.05.2020
plan review: 03.27.20

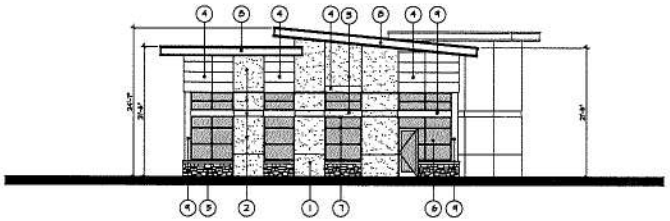
ap5

exterior materials & colors

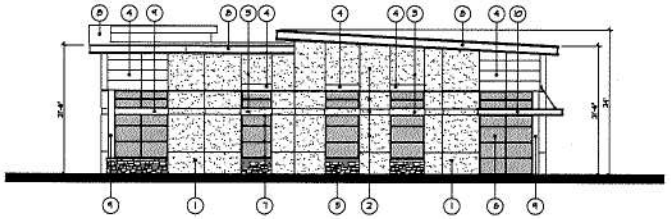
1. SENTRY STUCCO WALL SYSTEM BY "DENSPAN" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET613 COAL MINER
2. SENTRY STUCCO WALL SYSTEM BY "DENSPAN" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6234 FROSTY GRAY
3. SENTRY STUCCO WALL SYSTEM BY "DENSPAN" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET633 RECLAIMED WOOD
4. TILE
   BY: "DALTILE"
   SLIMLITE ALLOY EFFECTS
   RECTANGULAR SIZE: 20"x20"
   COLOR: DISTRESSED COPP - TF48
   FINISH: SATIN
5. STONE VENEER:
   MATCH "COMONADO STONE PRODUCTS" MOUNTAIN VILLA - CHABLIS
6. DUAL GLAZED LOW E ENERGY EFFICIENT GREEN TINT GLAZING
7. EXTRUDED ALUMINUM STOREFRONT SYSTEM, COLOR TO BE BLACK
8. STANDING SEAM METAL ROOF AND FASCIA - COLOR TO BE BLACK
9. METAL CLADDING - COLOR TO BE BLACK
10. METAL AWNING
    COLOR TO BE BLACK
11. WALL MOUNTED EXTERIOR LIGHT FIXTURE
    BY: BROMLEE LIGHTING - BEAM LED ADA - MODEL: 1171 - 24" SE
    FINISH TO BE WHITE
12. PROPOSED TENANT SIGNAGE LOCATION,
    SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



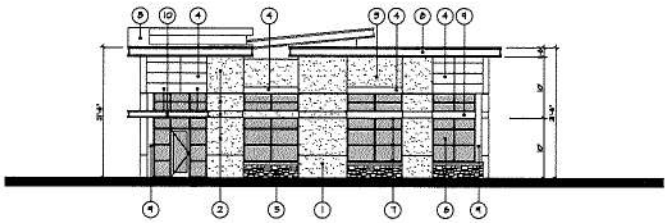
east elevation



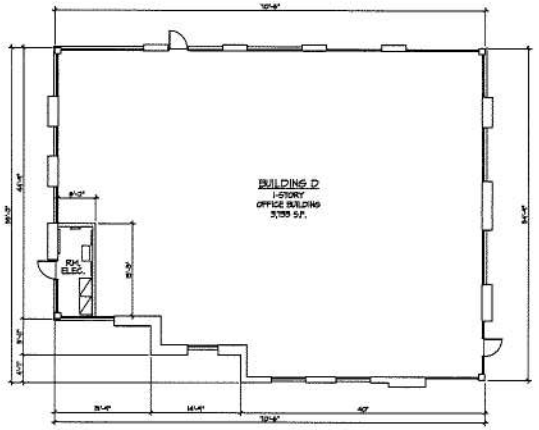
north elevation



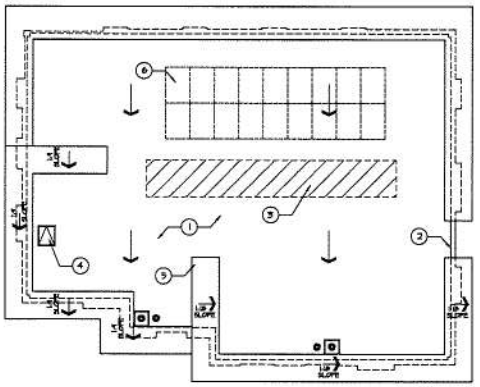
west elevation



south elevation



building 'd' floor plan



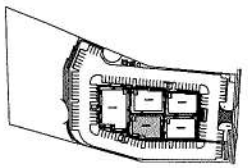
building 'd' roof plan

roof plan keynotes

1. GLASS W/ SO HS, SARNAFIL G410 ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS-DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
2. PARAPET WALL
3. AREA FOR ROOFTOP MECHANICAL UNITS ROOF SCREEN TO BE 3FEET 1" AND AS REQUIRED REFER TO DETAIL 6/sht5
4. ROOF ACCESS HATCH
5. STANDING SEAM METAL ROOF
6. SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL ROOF AREA.

roof plan legend

- R.D. — ROOF DRAIN SHOP DISCHARGED AT FACE OF CURB
- O.D. — OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
- ARROW — GENERAL DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
- AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. — TOP OF PARAPET WALL
- T.O.S. — TOP OF ROOF SHEATHING
- XXX'-XX" — BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



KEY PLAN

pk:architecture

29618 agoura road
agoura hills - california - 91301
t 818.597.0057 f 866.800.1699
w pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

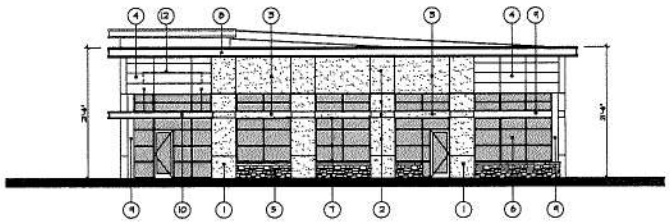
true north

floor plan,
roof plan,
elevations
building 'd'
scale 1/8"=1'-0"

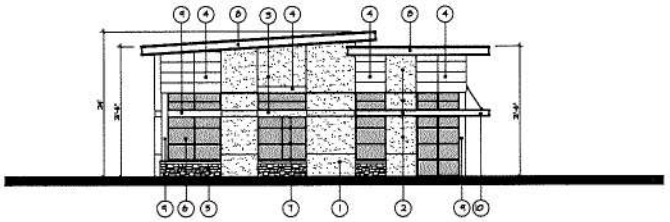
ap6

exterior materials & colors

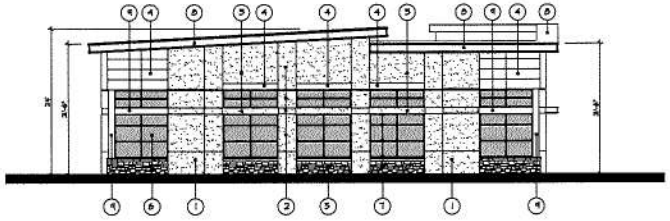
1. SENORY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6313 GOAL MINER
2. SENORY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6234 PAVEN GRAY
3. SENORY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DE6234 REGLAMENT MOOD
4. TILT
   BY "DALTILE"
   SUNLITE ALLOY EFFECTS
   RECTANGULAR SIZE: 20"x36"
   COLOR: DS01/RECESSED COPP - TP48
   FINISH: SATIN
5. STONE VENEER:
   MATCH "COLORADO STONE PRODUCTS" MOUNTAIN VILLA – CHARLES
6. DUAL GLAZED LOW 'E' ENERGY EFFICIENT GREEN TINT GLAZING
7. EXTRUDED ALUMINUM STOREFRONT SYSTEM, COLOR TO BE BLACK
8. STANDING SEAM METAL ROOF AND FASCIA – COLOR TO BE BLACK
9. METAL GUARDRAIL – COLOR TO BE BLACK
10. METAL AWNING
    COLOR: TO BE BLACK
11. WALL MOUNTED EXTERIOR LIGHT FIXTURE
    BY: BRONZELIE LIGHTING – BEAM LED ADA – MODEL 1171 – 24" BE
    FINISH TO BE WHITE
12. PROPOSED TENANT SIGNAGE LOCATION.
    SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



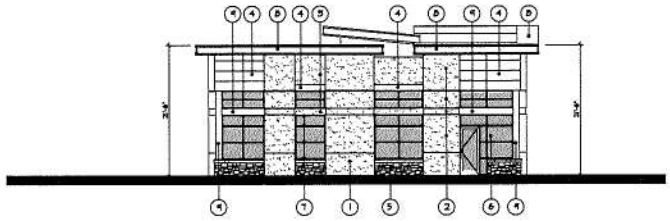
east elevation



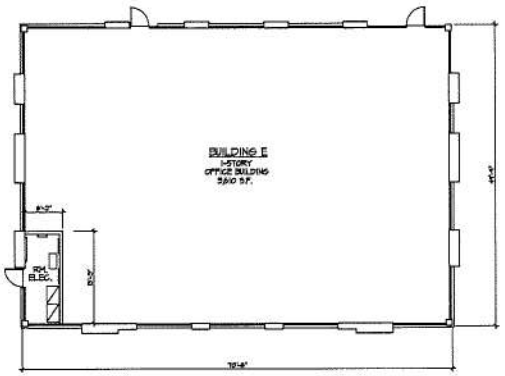
south elevation



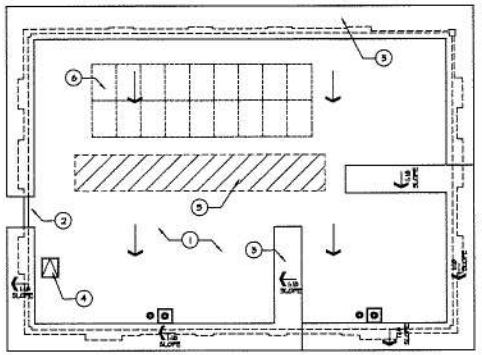
west elevation



north elevation



building 'e' floor plan



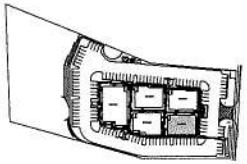
building 'e' roof plan

roof plan keynotes

1. CLASS 'A' 80 MIL SARNAFIL S410 ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" WEDRONA-PACIFIC DENS DECK ROOF BOARD FASTENED AND SHEATHING PER STRUCTURAL
2. PARAPET WALL
3. AREA FOR ROOFTOP MECHANICAL UNITS. ROOF SCREEN TO BE USED IF AND AS REQUIRED REFER TO DETAIL, o/sp/2
4. ROOF ACCESS HATCH
5. STANDING SEAM METAL ROOF
6. SOLAR READY ROOF AREA EQUAL TO 3% OF TOTAL ROOF AREA.

roof plan legend

- R.D. ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
- AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



KEY PLAN

pk:a
pk:architecture
25913 aguura road
aguura hills, california, 91301
t. 818.591.0057 f. 866.800.1283
w. pkarchitecture.net

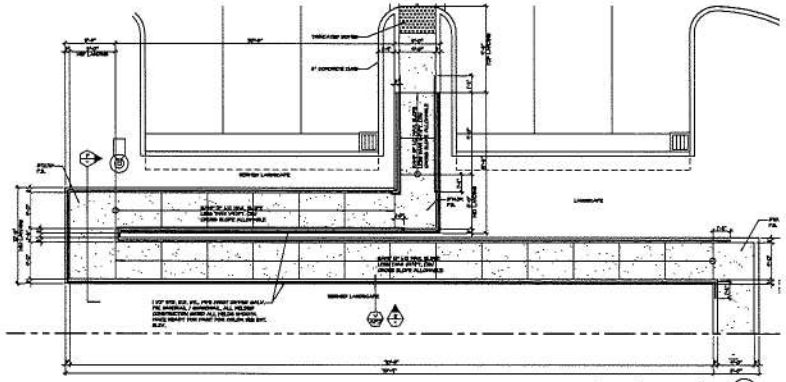
LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

true north

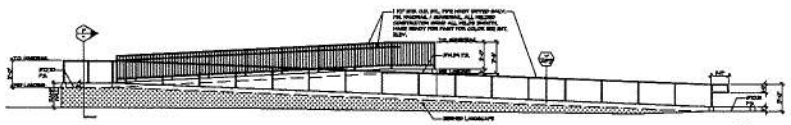
floor plan,
roof plan,
elevations
building 'e'

scale: 1/8"=1'-0"

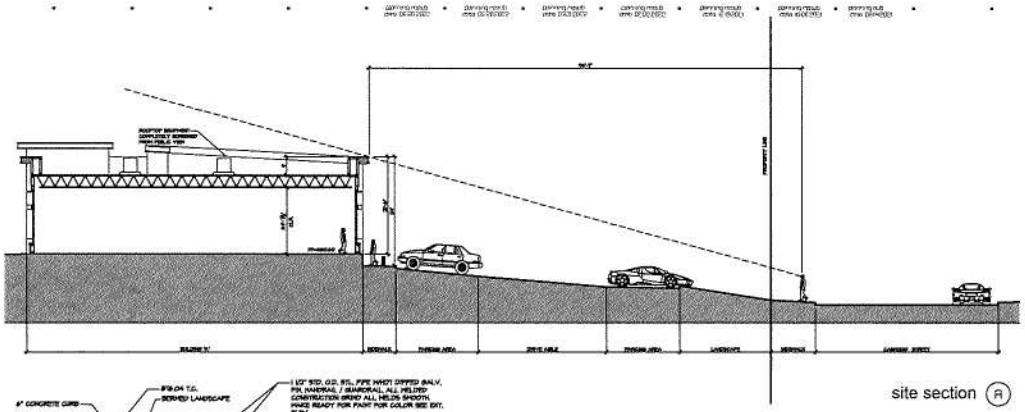
ap7



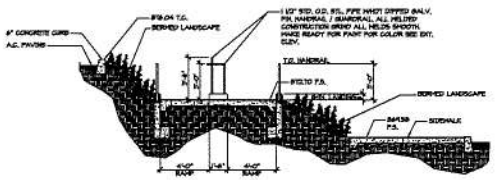
enlarged ramp plan (D)
SCALE: 3/16"=1'-0"



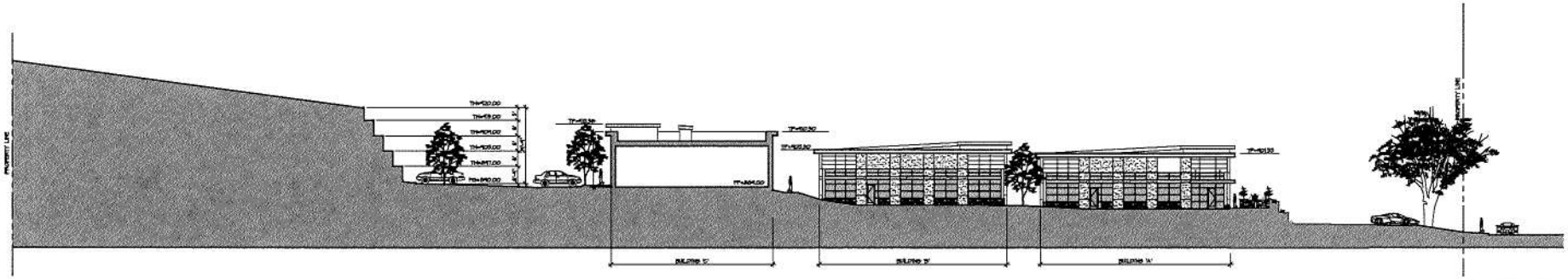
enlarged ramp elevation (E)
SCALE: 3/16"=1'-0"



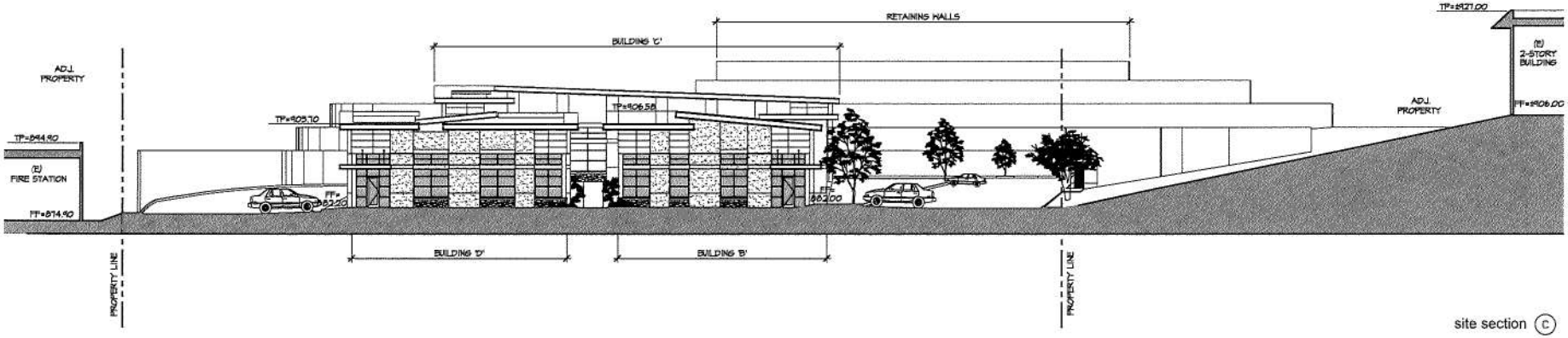
site section (A)



section at ramp (F)
SCALE: 1/4"=1'-0"



site section (B)
scale: 1/8"=1'-0"



site section (C)

pk:a
pk:architecture

25913 agoura road
agoura hills · california · 91301
t. 818.524.0057 f. 866.602.2236
w. pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

line of site study & site sections
scale: 3/32"=1'-0"

ap8

B

KEY MAP

C

A

pk:a pk:architecture

25613 agoura road
agoura hills . california . 91301
t. 8185810057 f. 8668803288
w. pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

site photos
scale: n.t.s.

ap9

(F)

(D)

(E)

pk:a
pk:architecture

2969 agoura road
agoura hills, california 91301
t 818.591.0057 f 866.800.1269
w pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

site photos
scale: n.t.s.

ap10

(I)

(G)

(J)

(H)

pk:a pk:architecture

25678 agoura road
agoura hills : california : 91301
t. 818.591.0057 f. 866.800.1285
w. pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

site photos
scale n.t.s.

date 05.09.2013
job number 13-5715

apll

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Ⓓ

Ⓑ

pk:architecture

25619 agoura road
agoura hills · california · 91301
t 818 591 0057 f 866 600 1288
w pkarchitecture.net

LADYFACE VISTA PROFESSIONAL CENTER
29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

retaining wall
sample photos
scale: n.t.s.

ap12





1 HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET613
COAL MINER



2 HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DE6214
PIGEON GRAY



3 HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625
RECLAIMED WOOD



4 TILE - BY DALTILE
SLIMLITE ALLOY EFFECTS
RECTAGULAR SIZE: 20"x39"
COLOR: DISTRESSED COPP - TP48
FINISH: SATIN



5 STONE VENEER:
MATCH "CORONADO STONE PRODUCTS"
ITALIAN VILLA - CHABLIS

pk:a pk:architecture

29619 agoura road
agoura hills : california : 91301

t: 818.584.0057 f: 866.800.1289

w: pkarchitecture.net

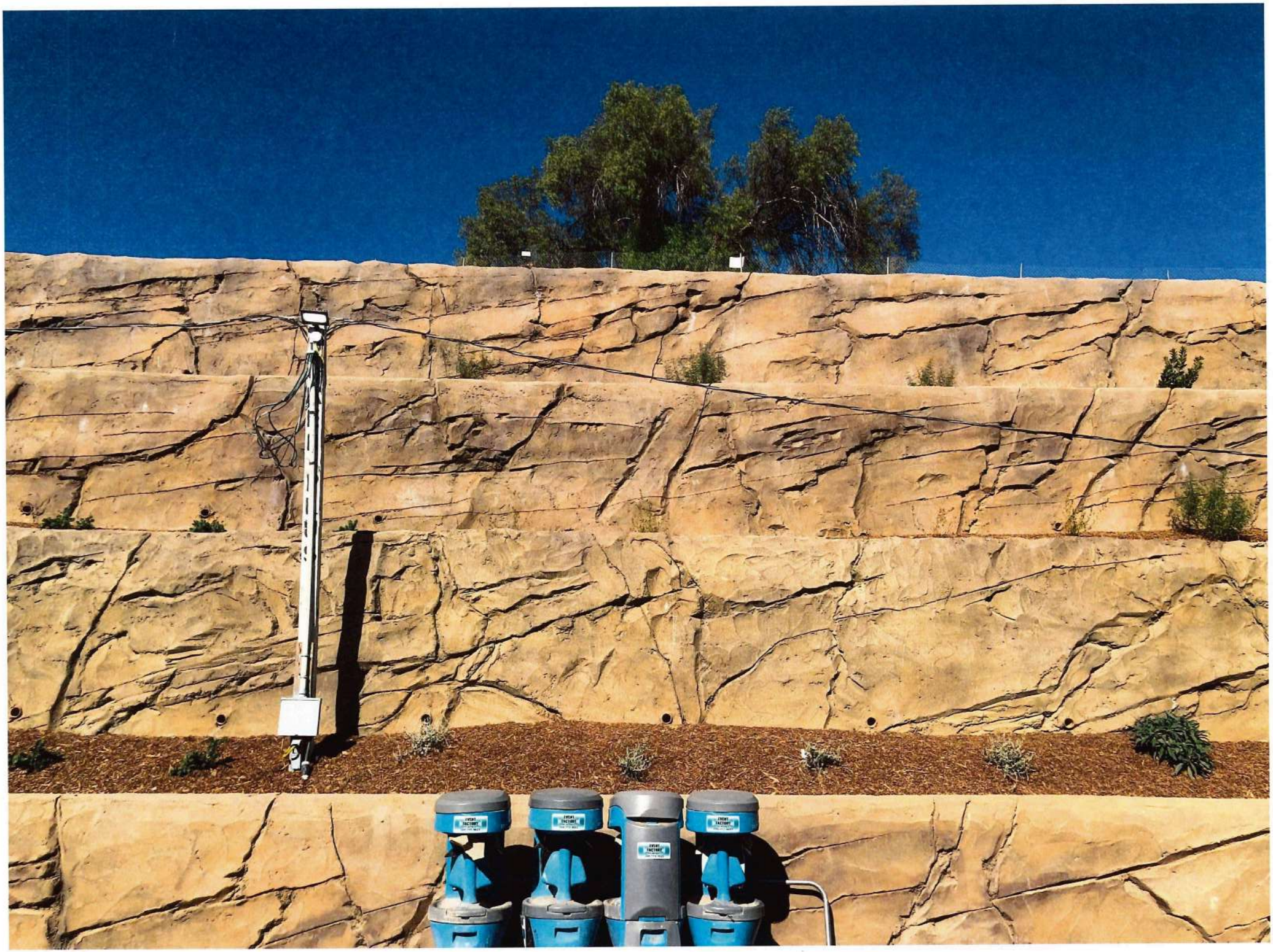
CANWOOD OFFICE CAMPUS

29541-29555 CANWOOD STREET
AGOURA HILLS, CALIFORNIA

date: 04.14.2021

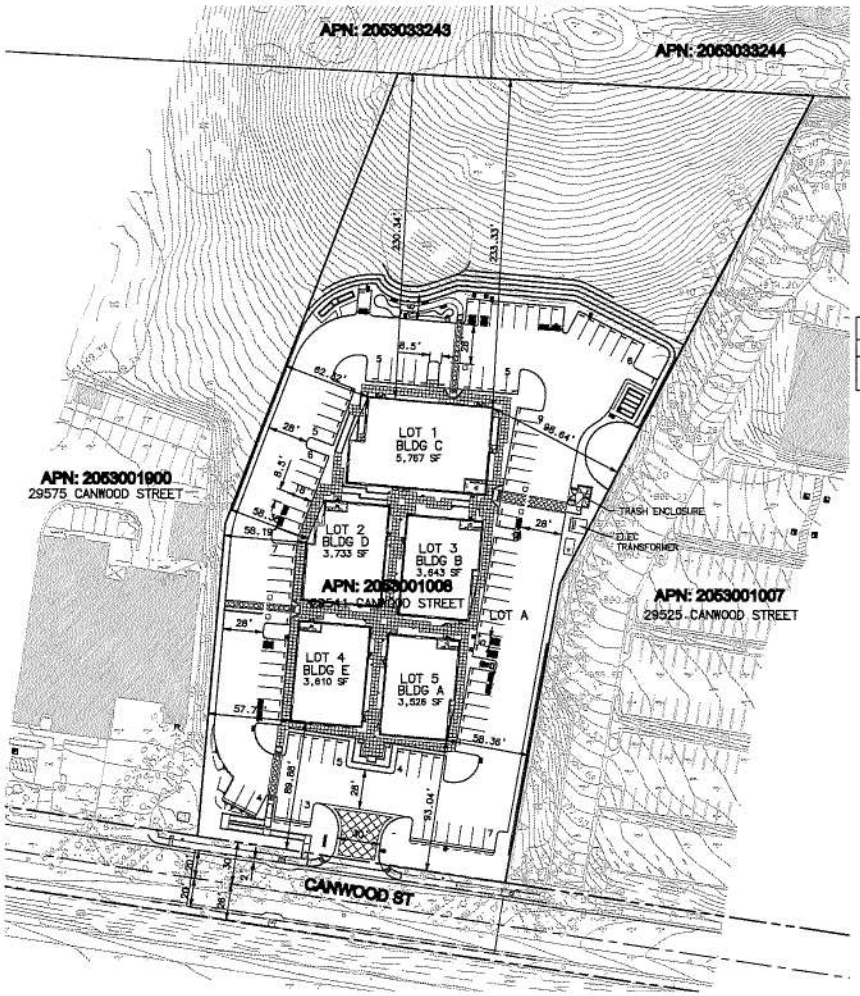
job number: 20-57.20

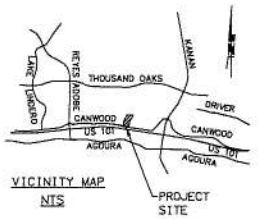
pk:a
pk:architecture



LADYFACE VISTA PROFESSIONAL CENTER

TRACT MAP 083518
29541 CANWOOD STREET, AGOURA HILLS, CA 91301





PROJECT INFORMATION	
PROJECT NAME	LADYFACE VISTA PROFESSIONAL BUSINESS CENTER
OWNER/SUBDIVIDER	MTC 569 CONSTITUTION AVE STE H CAMARILLO, CA 93012 MARTIN TEITELBAUM PH (805) 383-2221
ARCHITECT	PKARCHITECTURE INC 5128 CLARETON DR #110 AGOURA HILLS, CA 91301 ALAN GROFSKY PH (818) 584-0057
LEGAL DESCRIPTION	LICENSED SURVEYOR'S MAP AS PER BK 115 PG 8-9 OF L S LOT COM AT MOST E COR OF LOT 56 TH W ON N LINE OF SD LOT 282.47 FT TH S 20#45'40" W 340.43 FT
BENCHMARK	VENTURA CO. BM 12356 LADWP TAG IN EAST CATCH BASIN AT SOUTH END CATCH BASIN 25' NORTH OF BOR AT NORTHEAST CORNER KANAN ROAD AND CANWOOD STREET FROM THE WEST (NORTH OF 101 FREEWAY) ELEV. 898.301 (ADJ 2008)
THOMAS GUIDE	MAP PG 557 J8
FLOOD ZONE	ZONE X, MAP NUMBER 06037C1244F

EASEMENT SCHEDULE		
	EASEMENT DESCRIPTION	STATUS
LOT A	AN EASEMENT FOR UTILITY, SEWER, DRAINAGE, ACCESS, PARKING, WATER AND LANDSCAPE PURPOSES OVER LOT A OF TRACT 083518.	PROPOSED

PROPOSED LOTTING			
LOT	AREA (AC)	AREA (SF)	LAND USE
LOT A	2.788	120,482	COMMON
LOT 1	0.1379	6,006	INDUSTRIAL
LOT 2	0.0895	3,898	INDUSTRIAL
LOT 3	0.0871	3,793	INDUSTRIAL
LOT 4	0.0843	3,675	INDUSTRIAL
LOT 5	0.0839	3,654	INDUSTRIAL

PARKING SUMMARY	
DESCRIPTION	UNITS
STANDARD PARKING STALLS	105
ACCESSIBLE PARKING STALLS	5
TOTAL PARKING STALLS	110

LAND USE DATA	
GROSS AREA	141,506 SF (3.25 AC)
NET AREA	141,506 SF (3.25 AC)
EXISTING ZONING	INDUSTRIAL PLANNED DEVELOPMENT
PROPOSED ZONING	INDUSTRIAL PLANNED DEVELOPMENT
EXISTING LAND USE	INDUSTRIAL
PROPOSED LAND USE	INDUSTRIAL
BUILDING FOOTPRINT	20,279 SF
BUILDING A	3,526 SF
BUILDING B	3,643 SF
BUILDING C	5,767 SF
BUILDING D	3,733 SF
BUILDING E	3,610 SF
HARDSCAPE AREA	55,159 SF
LANDSCAPE AREA	23,097 SF

UTILITIES	
WATER:	LAS VIRGENES MUNICIPAL WATER DISTRICT 4232 LAS VIRGENES ROAD CALABASAS, CA 91302 (818) 251-2260
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3589 FOOTHILL DRIVE THOUSAND OAKS, CA 91361 (800) 611-1911
TELEPHONE:	AT&T (510) 645-2929
GAS:	SOUTHERN CALIFORNIA GAS 9400 OAKDALE AVENUE CHATSWORTH, CA 91311 (818) 701-3360
SEWER:	LA COUNTY, DEPT. OF PUBLIC WORKS SEWER MAINTENANCE DIVISION 1000 S. FREMONT AVENUE, BLDG A9 EAST ALHAMBRA, CA 91803 (626) 300-3308
CABLE:	SPECTRUM 6357 ARIZONA CIRCLE LOS ANGELES, CA 90045 (310) 216-3545
CALTRANS:	CALTRANS 5680 RESEDA BOULEVARD TARZANA, CA 91356 (805) 368-1426

SCALE: 1"=40'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

SAVE DATE: 8/8/22 STCYCOVING

PREPARED BY:
DELANE ENGINEERING
SCOTT D. DELANE — 6/29/2022 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

JESSICA FORTE, PE, CITY ENGINEER — DATE — 80486 RCE NO. — 03-31-2023 EXP DATE

CITY OF AGOURA HILLS

VESTING TENTATIVE TRACT MAP
FOR LADYFACE VISTA PROFESSIONAL CENTER

SHEET 1 OF 6

CITY OF AGOURA HILLS DWG. NO. _____

PLOT DATE: 6/29/22 10:33 AM BY: MARK VARGAS N:\PROJECTS\LADYFACE\CAD\LADYFACE-R-1.DWG

GRADING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
2. A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
3. ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
4. ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
5. ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
6. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
7. REPORTS REQUIRED:

   1. ROUGH GRADING REPORT. PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.

   2. FINAL GRADING REPORT. PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
8. AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBDRAINS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
9. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 130, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
10. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALOSHA REGULATIONS.
11. A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
12. ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

ABBREVIATIONS

AC - ASPHALTIC CONCRETE
BF - BOTTOM OF FOOTING
CB - CATCH BASIN
CF - CURB FACE
℄ - CENTERLINE
CLF - CHAIN LINK FENCE
CO - CLEAN OUT
DB - DEBRIS BASIN
DL - DAYLIGHT
EG - EDGE OF GUTTER
EP - EDGE OF PAVEMENT
FF - FINISHED FLOOR
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOWLINE
FS - FINISH SURFACE
HC RNP - HANDICAP RAMP
HP - HIGH POINT
INV - INVERT
NG - NATURAL GROUND
NTS - NOT TO SCALE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
SDMH - STORM DRAIN MANHOLE
SMH - SEWER MANHOLE
SS - SANITARY SEWER
TB - TOP OF BERM
TC - TOP OF CURB
TF - TOP OF FOOTING
TG - TOP OF GRATE
TW - TOP OF WALL
TYP - TYPICAL
WM - WATER METER
WV - WATER VALVE

LEGEND AND SYMBOLS

PROJECT BOUNDARY
EXISTING GRADE CONTOUR
PROPOSED GRADE CONTOUR — 1100
SPOT ELEVATION × 1100
PROPOSED SLOPE PER PLAN
RETAINING WALL
DAYLIGHT CUT/FILL LINE
DIRECTION OF FLOW (SLOPE)
CONSTRUCTION NOTE NUMBER ⑥

PUBLIC UTILITIES / SERVICES

WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT
4232 LAS VIRGENES ROAD
CALABASAS, CA 91302
(818) 880-4110

ELECTRICAL: SOUTHERN CALIFORNIA EDISON
3585 FOOTHILL DRIVE
THOUSAND OAKS, CA 91361
(805) 494-7016

TELEPHONE: SBC (PAC BELL)
16201 RAYMER STREET, #115
VAN NUYS, CA 91406
(818) 373-6869

GAS: SOUTHERN CALIFORNIA GAS
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-3324

SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1000 S. FREMONT AVENUE, BLDG A9 EAST
ALHAMBRA, CA 91803
(626) 300-3308

CABLE: ADELPHIA
2323 TELLER ROAD
NEWBURY PARK, CA 91320
(805) 375-5213

CABLE: CHARTER COMMUNICATIONS
3806 CROSSCREEK ROAD
MALIBU, CA 90265
(310) 456-9010

CALTRANS: CALTRANS
5639 RESEDA BOULEVARD
TARZANA, CA 91356
(805) 388-1426

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

STORMWATER POLLUTION NOTES

1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE-LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ONSITE POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
2. A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
3. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ONSITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

OAK TREE NOTES

1. APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 597-7350, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES."

LEGAL DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — No C 72301 — CIVIL — STATE OF CALIFORNIA

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT: 19,385 CY — ESTIMATED EXPORT: 13,698 CY
ESTIMATED FILL: 4,687 CY — ESTIMATED IMPORT: 0 CY
ESTIMATED OVER-EXCAVATION: CY

BENCHMARK:

DESCRIPTION: BM NO. 12206 — ELEVATION: 898.301
SURVEY DATE: DEC. 2020

RECORD DRAWING STATEMENT

I, _____, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. _____ THROUGH _____, MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCES WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER _____ DATE _____ RCE NO. _____ EXP. DATE _____

SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED _____

REGISTERED GEOLOGIST _____ DATE _____ RCE NO. _____ EXP DATE _____
REGISTERED GEOTECHNICAL ENGINEER _____ DATE _____ RCE NO. _____ EXP DATE _____

OWNER

NAME: MTC
ADDRESS: 559 CONSTITUTION AVE, STE H, CAMARILLO, CA 93012
REPRESENTATIVE: MARTIN TEITELBAUM
TELEPHONE: (805) 383-2221

CIVIL ENGINEER

NAME: DELANE ENGINEERING, INC
ADDRESS: 2812 SANTA MONICA BLVD, STE 208, SANTA MONICA, CA 90404
REPRESENTATIVE: SCOTT UHLES
TELEPHONE: (310) 548-5711

GEOTECHNICAL ENGINEER

NAME: GORIAN & ASSOCIATES, INC
ADDRESS: 2535 OLD CONEJO RD, THOUSAND OAKS, CA 91320
REPRESENTATIVE: JEROME BLUNCK
TELEPHONE: (805) 375-9262



VICINITY MAP

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY: DELANE ENGINEERING — SCOTT D. UHLES — 5/29/2022 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY _____ DATE _____ JESSICA FORTE, PE CITY ENGINEER _____ DATE _____ 80480 RCE NO. 03-31-2023 EXP DATE

CITY OF AGOURA HILLS

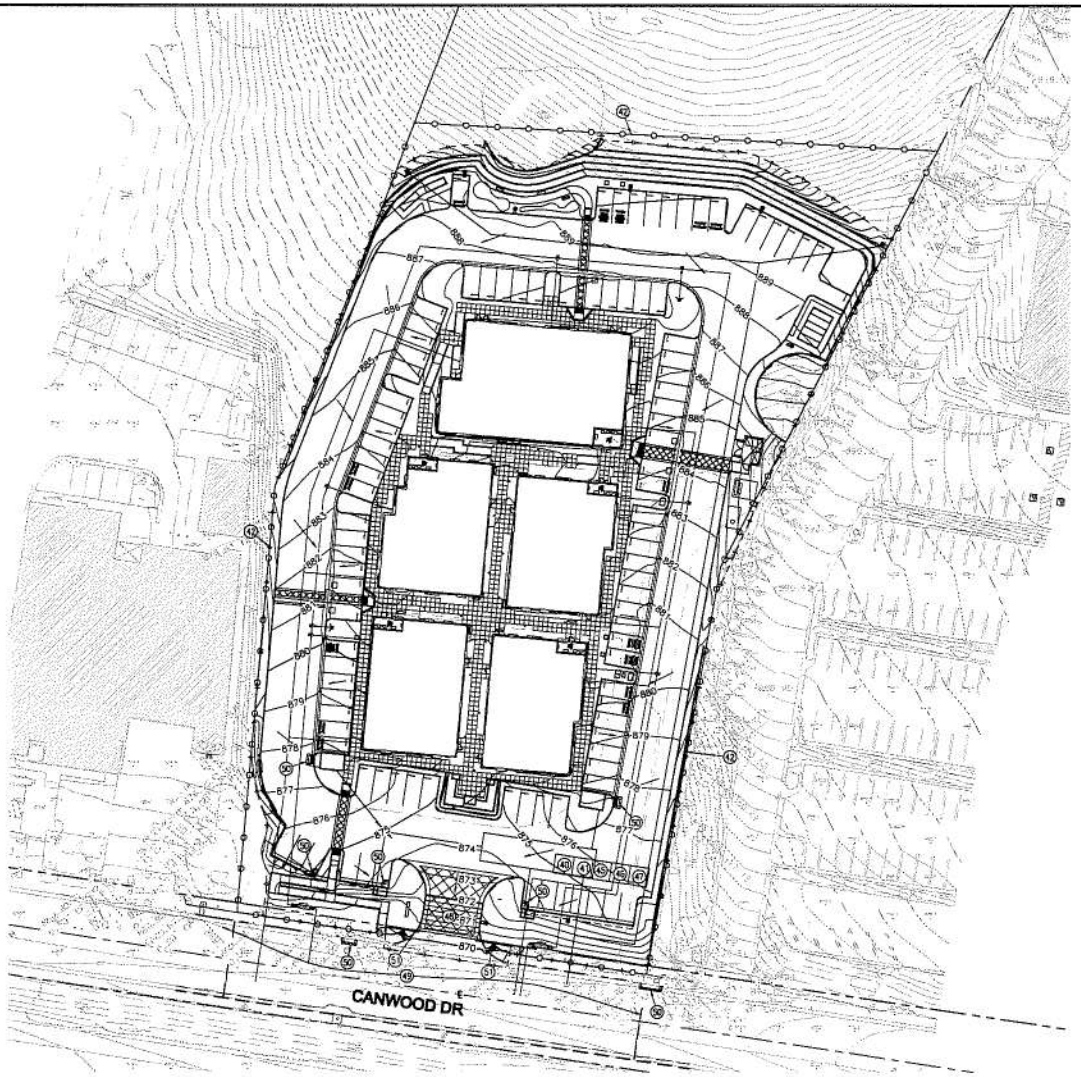
GRADING TITLE SHEET
FOR LADYFACE VISTA PROFESSIONAL CENTER

SHEET 2 OF 6

CITY OF AGOURA HILLS DWG. NO. _____

SAVE DATE: 5/17/22 — ...\DOMENICA\MASTER

PLOT DATE: 5/26/22 10:33 AM FILE NAME: N:\PROJECTS\AGOURA\LADYFACE\GRADING\GRADING TITLE SHEET.DWG



CONSTRUCTION NOTES

(42) INSTALL CONSTRUCTION MATERIAL DELIVERY AND STORAGE, WM-1 PER CALIFORNIA STORM WATER HANDBOOK, 2012 LOCATION PER PLAN

(43) INSTALL CONCRETE WASTE MANAGEMENT AREA, WM-8 PER CALIFORNIA STORM WATER HANDBOOK, 2012 LOACTION PER PLAN

(47) CONSTRUCT SILT FENCE, SE-1 PER CALIFORNIA STORM WATER BMP HANDBOOK, 2012

(45) PROVIDE PORTABLE TOILET WITH SECONDARY CONTAINMENT, WM-9 PER CALIFORNIA STORM WATER BMP HANDBOOK, 2012

(46) PROVIDE COVERED TRASH BIN

(47) PROVIDE SPILL KIT, WM-4 PER CALIFORNIA STORM WATER BMP HANDBOOK, 2012

(48) INSTALL STABILIZED CONSTRUCTION ENTRANCE, TC-1 PER CALIFORNIA STORM WATER HANDBOOK, 2012. LOCATION PER PLAN. FLOWS SHALL BE DIVERTED AWAY FROM ENTRANCE AND TOWARDS A SEDIMENT TRAP. WHEN STABILIZED ENTRANCE IS NOT FEASIBLE, PROVIDE SWEEPING OR OTHER TRACKING PREVENTION MEASURES

(49) PROVIDE STREET SWEEPING, SE-7 PER CALIFORNIA STORM WATER BMP HANDBOOK, 2012

(50) INSTALL CATCH BASIN/ INLET PROTECTION, SE-10 PER CALIFORNIA STORM WATER BMP HANDBOOK, 2012

(51) INSTALL FIBER ROLL AND/OR GRAVEL BAGS BARRIER, SE-5 AND OR SE-6 PER CALIFORNIA STORM WATER BMP HANDBOOK, 2012.

LEGEND:

- GRAVEL BAG (SE-6)
- FIBER ROLL (SE-5) AND/OR GRAVEL BAGS
- FLOW DIRECTION
- STABILIZED CONSTRUCTION ENTRANCE (TC-1)

30 15 0 30 60 90

SCALE: 1"=30'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY: DELANE ENGINEERING

SCOTT D. URIES — 6/29/2022 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

JESSICA FORTE, PE, CITY ENGINEER — DATE — 80495 RCE NO. — 03-31-2023 EXP DATE

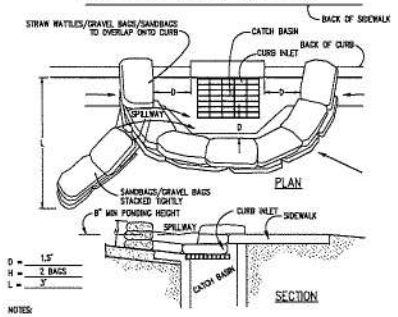
AGOURA HILLS

EROSION CONTROL PLAN FOR LADYFACE VISTA PROFESSIONAL CENTER

SHEET 2A OF 6

CITY OF AGOURA HILLS DWG. NO. _____

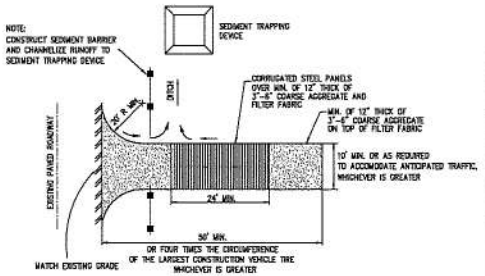
A CATCH BASIN/INLET PROTECTION



NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B STABILIZED CONSTRUCTION ENTRANCE



NOTES:

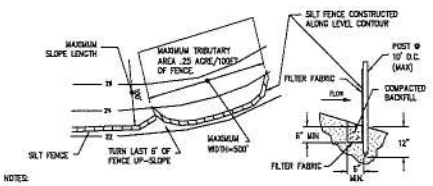
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

C SILT FENCE



NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2003 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

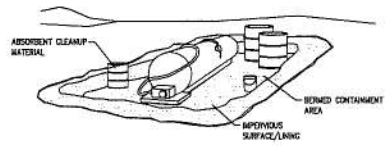
D CONCRETE WASTE MANAGEMENT



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP WM-8 FROM THE 2003 CALIFORNIA CONSTRUCTION BMP HANDBOOK

E VEHICLE/EQUIPMENT FUELING



NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.
3. REFER ALSO TO BMP NS-9 FROM 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.



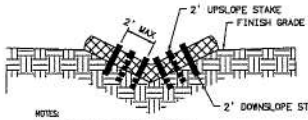
F MATERIAL STORAGE AND DELIVERY

APPLY BMP WM-1 FROM THE 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN. MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

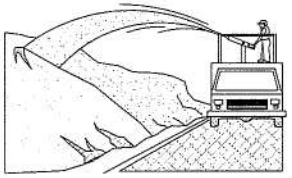
G CHECK DAM



NOTES:

1. USE MINIMUM 12 IN DIAMETER WATTLE
2. USED 2 FT WOODED STAKES WITH A 2-IN BY 2-IN NOMINAL CROSS-SECTION
3. INSTALL MINIMUM 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES
4. INSTALL AT 100 FT INTERVALS STARTING AT 10 FEET FROM OUTFALL

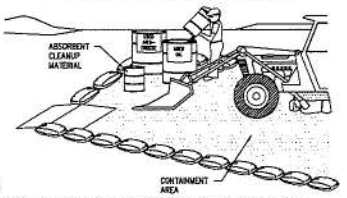
H EROSION CONTROL



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE (14 DAYS OR MORE) DISTURBED AREAS YEAR ROUND AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION..

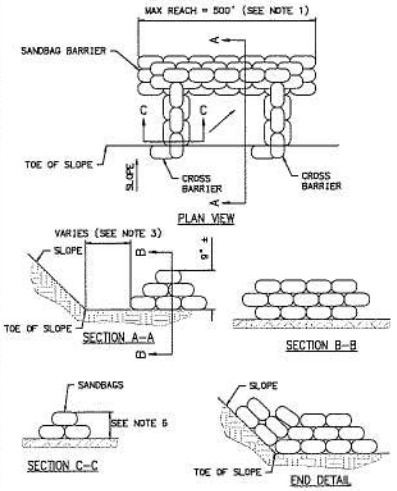
I EQUIPMENT REPAIR/MAINTENANCE



NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.
8. REFER ALSO TO BMP NS-8 AND NS-10 FROM 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

J SANDBAG DETAIL



NOTES:

1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/2 THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE SANDBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. SANDBAG BARRIER SHALL BE A MINIMUM OF 3 BAGS HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN OF 1/2 AND A MAX OF 2/3 THE HEIGHT OF THE LINEAR BARRIER.
7. SANDBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

SMC DATED 5/17/22 REDACTED/AMENDED

PREPARED BY:
DELANE ENGINEERING
SCOTT D. DELANE — 5/29/2022 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

JESSICA FORTE, PE — DATE — 80486 RCE NO. — 03-31-2023 EXP. DATE
CITY ENGINEER

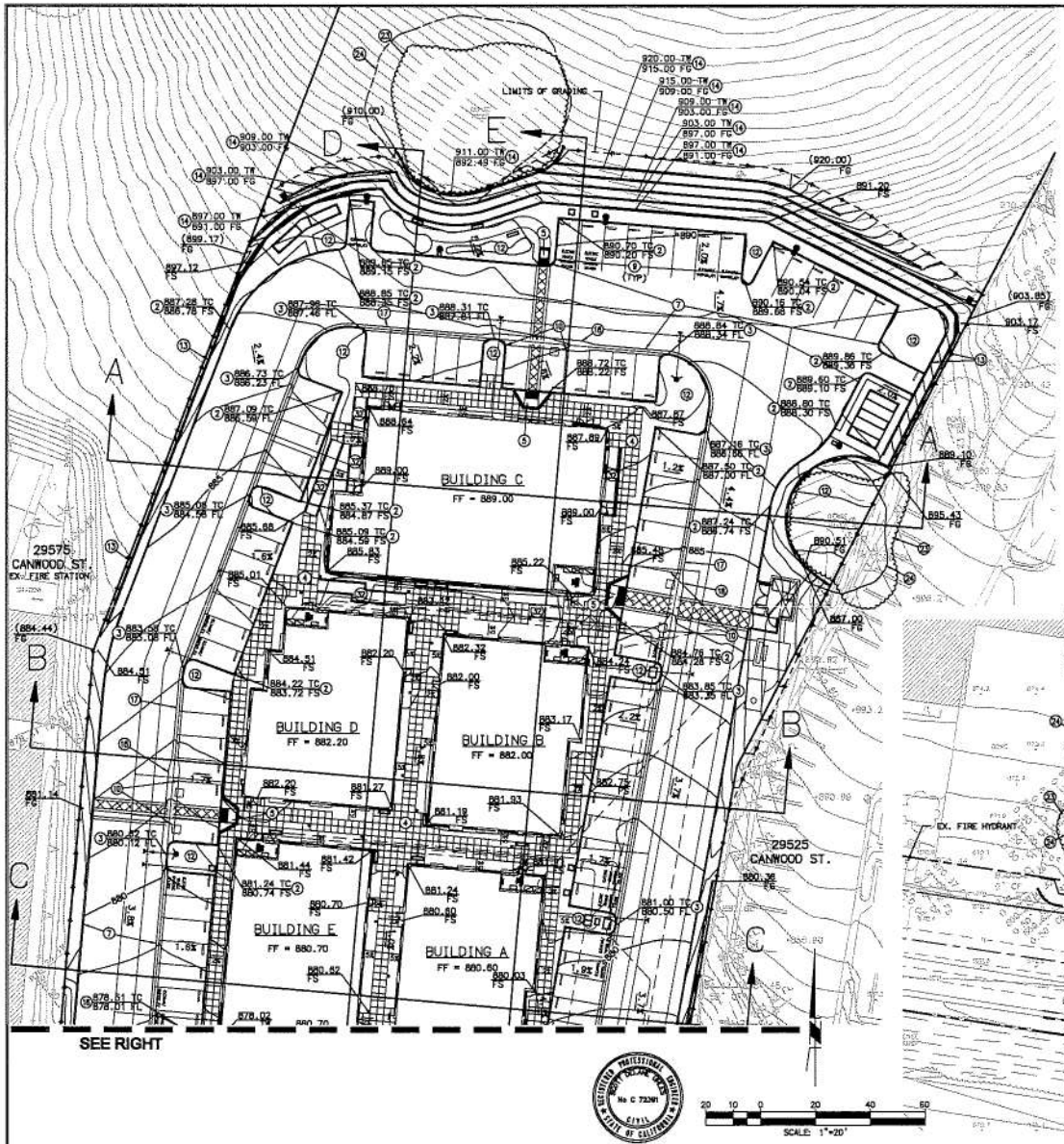
CITY OF AGOURA HILLS

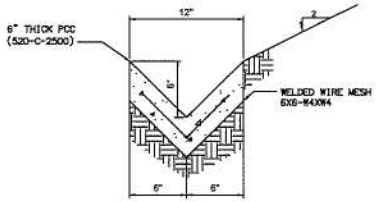
EROSION CONTROL DETAILS FOR LADYFACE VISTA PROFESSIONAL CENTER

SHEET 28 OF 6

CITY OF AGOURA HILLS DWG. NO. _____

PLOT DATE: 5/31/22 10:38 AM FILE NAME: N:\PROJECTS\28000\28200\CAD\PLANSET\SHEETS\28200-05-EROS.DWG





6" V-DITCH DETAIL

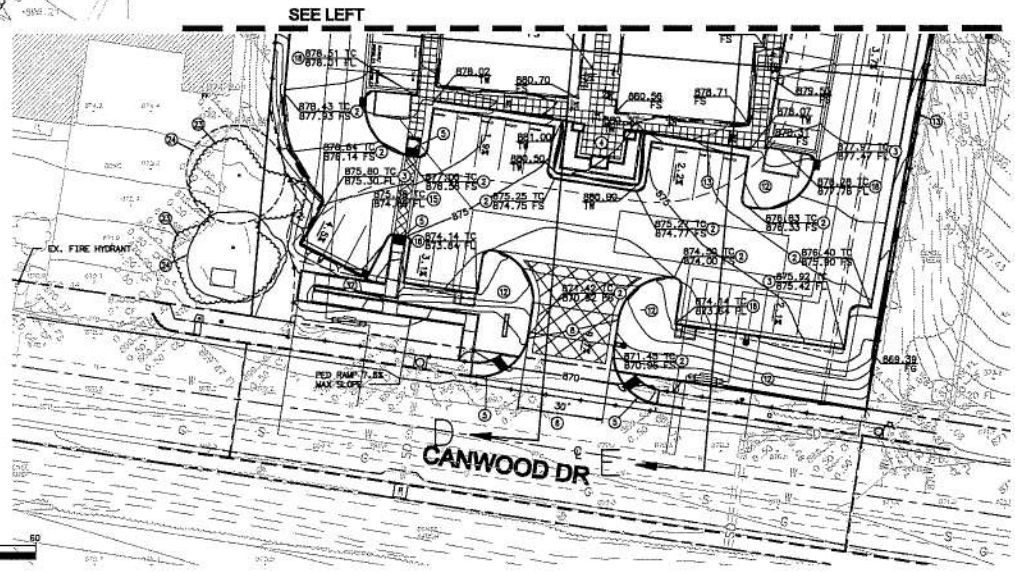
SCALE: NTS

GENERAL NOTES

1. MINIMUM 5% SLOPE FOR PERVIOUS SURFACES WITHIN 10' OF BUILDING.
2. MINIMUM 2% SLOPE FOR IMPERVIOUS SURFACES WITHIN 10' OF BUILDING.

CONSTRUCTION NOTES

(2) CONCRETE CURB ONLY
(3) CONCRETE CURB AND GUTTER
(4) CONCRETE SIDEWALK
(5) CONCRETE CURB RAMP
(6) CONCRETE DRIVEWAY
(7) AC PAVEMENT
(8) CONCRETE PAVEMENT
(9) STANDARD PARKING STALL STRIPING
(10) ACCESSIBLE PARKING STALL STRIPING
(11) CONCRETE RAMP
(12) LANDSCAPING
(13) MASONRY RETAINING WALL 6' MAX HEIGHT, WITH CONCRETE V-DITCH WITH 0.5% MIN LONGITUDINAL SLOPE, SEE DETAIL HEREON
(14) SOIL NAIL WALL WITH CONCRETE V-DITCH WITH 0.5% MIN LONGITUDINAL SLOPE, SEE DETAIL HEREON
(15) CATCH BASIN DROP INLET FOR STORM WATER
(16) CURB OPENING CATCH BASIN FOR STORM WATER
(17) LONGITUDINAL GUTTER
(18) LONGITUDINAL GUTTER TRANSITION FOR ADA STALLS
(23) OAK TREE CANOPY
(24) OAK TREE PROTECTED ZONE OUTLINE
(25) RAMP



20 10 0 20 40 60
SCALE: 1"=20'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:
DELANE ENGINEERING
SCOTT D. DELANE — 5/20/2022 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

JESSICA FORTE, PE, CITY ENGINEER — DATE — 80488 RCE NO. — 03-31-2023 EXP DATE

AGOURA HILLS

PRECISE GRADING AND DRAINAGE PLAN FOR LADYFACE VISTA PROFESSIONAL CENTER

SHEET 3 OF 6

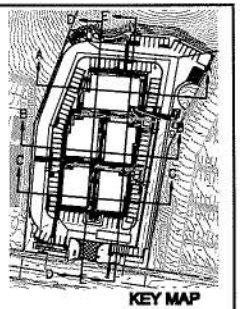
CITY OF AGOURA HILLS DWG. NO. _____

SAVE DATE: 5/17/22 DCBMETALAMANTES

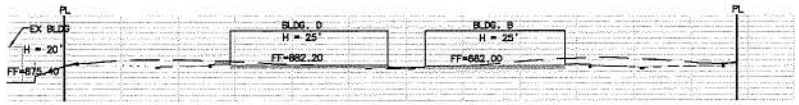
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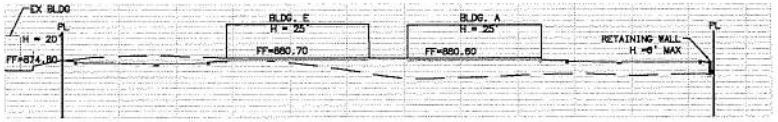
SECTION A
SCALE: 1"=20'



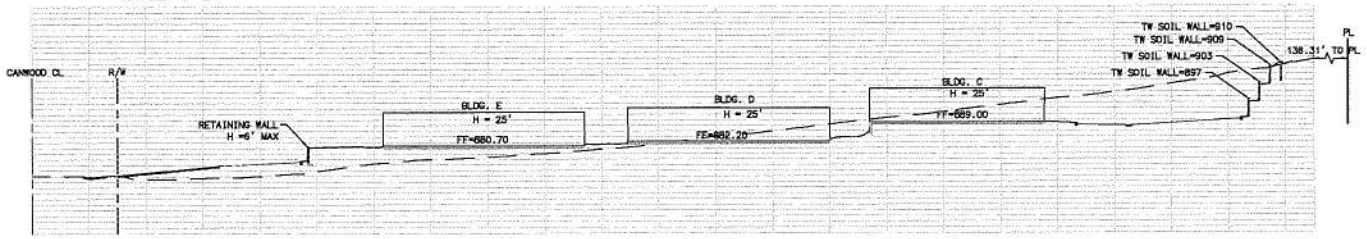
KEY MAP



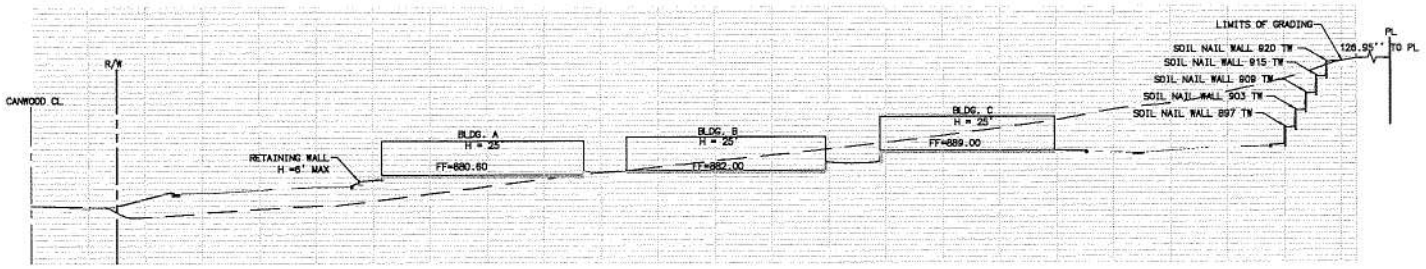
SECTION B
SCALE: 1"=20'



SECTION C
SCALE: 1"=20'



SECTION D
SCALE: 1"=20'



SECTION E
SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER — No. C 72391 — CIVIL — STATE OF CALIFORNIA

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

SAVE DATE: 8/17/22 DCBRECTALAMANTES

PREPARED BY: DELANE ENGINEERING
SCOTT D. URLES — 6/29/2022 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

JESSICA FORTE, PE, CITY ENGINEER — DATE — RCE NO. 80488 — 03-31-2023 EXP DATE

CITY OF AGOURA HILLS

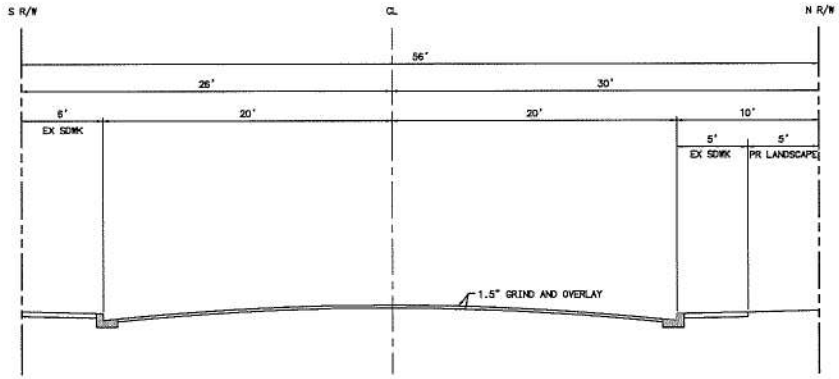
PRECISE GRADING SECTIONS FOR LADYFACE VISTA PROFESSIONAL CENTER

SHEET 4 OF 6

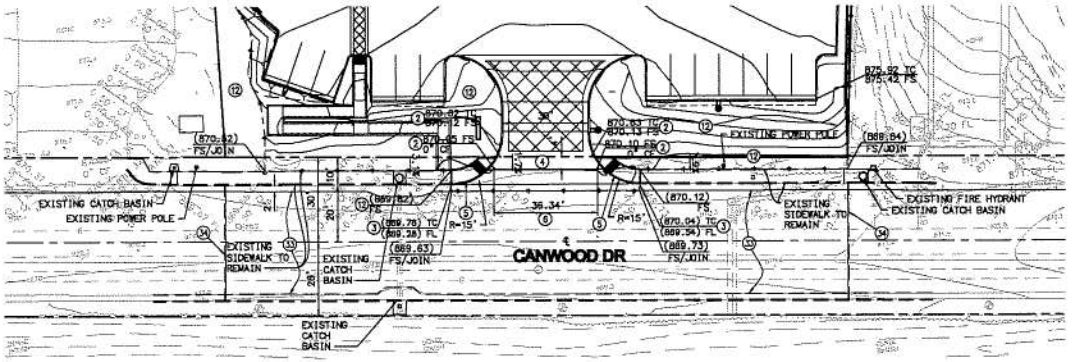
CITY OF AGOURA HILLS DWG. NO. _____

CONSTRUCTION NOTES

(2) CONCRETE CURB ONLY
(3) CONCRETE CURB AND GUTTER
(4) CONCRETE SIDEWALK
(5) CONCRETE CURB RAMP
(8) CONCRETE DRIVEWAY
(12) LANDSCAPING
(33) APPLY CRACK TREATMENT, 1.5" GRIND AND OVERLAY EX AC PAVEMENT
(34) SAWCUT AND JOIN TO EXISTING



CANWOOD TYPICAL SECTION
NTS



PLAN VIEW

20 10 0 20 40 60
SCALE: 1"=20'

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

SAVE DATE: 5/17/22 SCHMIDT/ALAMANTER

PREPARED BY:
DELANE ENGINEERING
SCOTT D. DELANE — 6/29/2022 DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

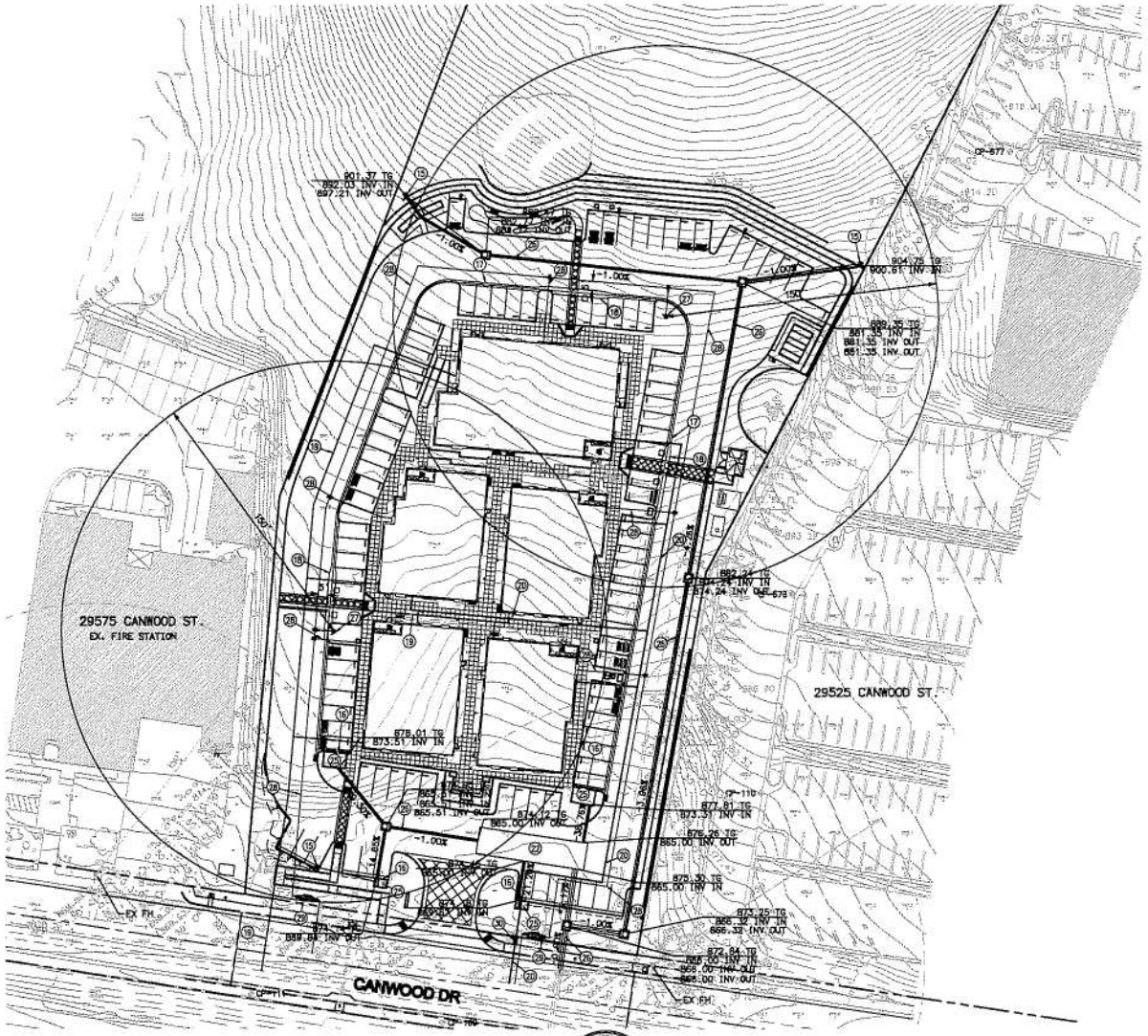
JESSICA FORTE, PE, CITY ENGINEER — DATE — 80696 RCE NO. — 03-31-2023 EXP DATE

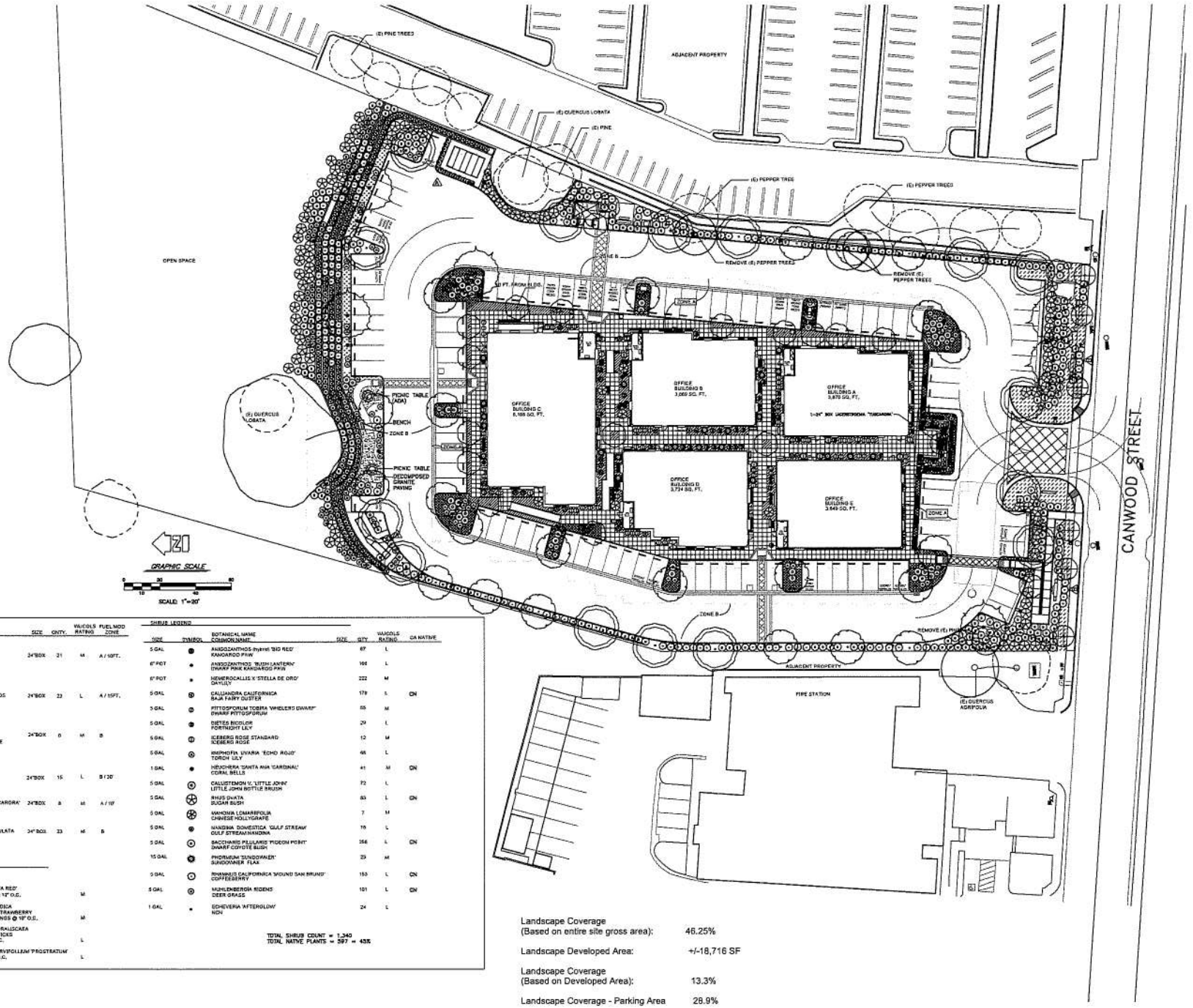
AGOURA HILLS

STREET PLAN
FOR
LADYFACE VISTA PROFESSIONAL CENTER
SHEET 5 OF 6

CITY OF AGOURA HILLS DWG. NO. _____

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29575 CANWOOD ST.
EX. FIRE STATION
29525 CANWOOD ST.
CANWOOD DR
EX FH
EX FH
901.37 TG
892.03 INV IN
897.21 INV OUT
894.78 TG
900.81 INV IN
889.35 TG
881.35 INV IN
881.35 INV OUT
881.35 INV OUT
882.44 TG
874.24 INV IN
874.24 INV OUT
878.01 TG
873.51 INV IN
865.51 INV OUT
874.17 TG
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877.81 TG
873.31 INV IN
875.26 TG
865.00 INV OUT
870.30 TG
865.00 INV IN
873.25 TG
866.32 INV IN
866.32 INV OUT
872.84 TG
865.00 INV IN
865.00 INV OUT
865.00 INV OUT
-1.00%
-1.00%
-1.00%



TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QNTY.	WUCOLS RATING	FUEL MOD ZONE
	QUERCUS CANADENSIS 'FOREST PANSY'	24"BOX	21	M	A / 10FT.
	GLEDITSIA TRIACANTHOS HONEY LOCUST 'IMPERIAL'	24"BOX	23	L	A / 15FT.
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	0	M	B
	QUERCUS AGRIFOLIA COAST LIVE OAK	24"BOX	15	L	B / 20'
	LAGERSTROEMIA 'TUSCARORA' CRAPE MYRTLE	24"BOX	8	M	A / 10'
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	33	M	B

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	
	GAZANIA 'FIESTA RED' FROM FLATS @ 12" O.C.	M
	DUCHESNEA INDICA INDIAN MOCK STRAWBERRY ROOTED CUTTINGS @ 18" O.C.	M
	SENECIO MANDRALISCAEA BLUE CHALK STICKS 1 GAL @ 24" O.C.	L
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' 1 GAL @ 8 FT. O.C.	L

SHRUB LEGEND

SIZE	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	WUCOLS RATING	CA NATIVE
5 GAL		ANIGOZANTHOS (hybrid) 'BIG RED' KANGAROO PAW	67	L		
6" POT		ANIGOZANTHOS 'BUSH LANTERN' DWARF PINK KANGAROO PAW	166	L		
6" POT		HEMEROCALLIS X 'STELLA DE ORO' DAYLILY	222	M		
5 GAL		CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	179	L		ON
5 GAL		PITTOSPORUM TOBIRA 'WHEELERS DWARF' DWARF PITTOSPORUM	55	M		
5 GAL		RIETEA BICOLOR FORTNIGHT LILY	29	L		
5 GAL		ICEBERG ROSE STANDARD ICEBERG ROSE	12	M		
5 GAL		RHIPHOFIN UVARIA 'ECHO ROJO' TORCH LILY	46	L		
1 GAL		HEUCHERA 'SANTA ANA 'CARDINAL' CORAL BELLS	41	M		ON
5 GAL		CALLISTEMON V. 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	72	L		
5 GAL		RHUS OVATA SUGAR BUSH	53	L		ON
5 GAL		MAHONIA LOMARIFOLIA CHINESE HOLLYGRAPE	7	M		
5 GAL		NANDINA 'DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	16	L		
5 GAL		BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	256	L		ON
15 GAL		PHORMIUM 'SUNDOWNER' SUNDOWNER FLAX	23	M		
5 GAL		RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' COFFEEBERRY	153	L		ON
5 GAL		MUHLENBERGIA RIGENS DEER GRASS	101	L		ON
1 GAL		ECHEVERIA 'AFTERGLOW' HEN	24	L		

TOTAL SHRUB COUNT = 1,340
TOTAL NATIVE PLANTS = 597 = 45%

Landscape Coverage
(Based on entire site gross area): 46.25%

Landscape Developed Area: +/-18,716 SF

Landscape Coverage
(Based on Developed Area): 13.3%

Landscape Coverage - Parking Area 28.9%

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REVISIONS

NO.	DATE	BY	DESCRIPTION
1	1/27/22	PJ	SHRUB SCREEN ADDED
2	6/17/22	PJ	PARKWAY DELETED

CLIENT
Martin Teitelbaum
569 Constitution Ave. Suite H
Camarillo, CA 93012

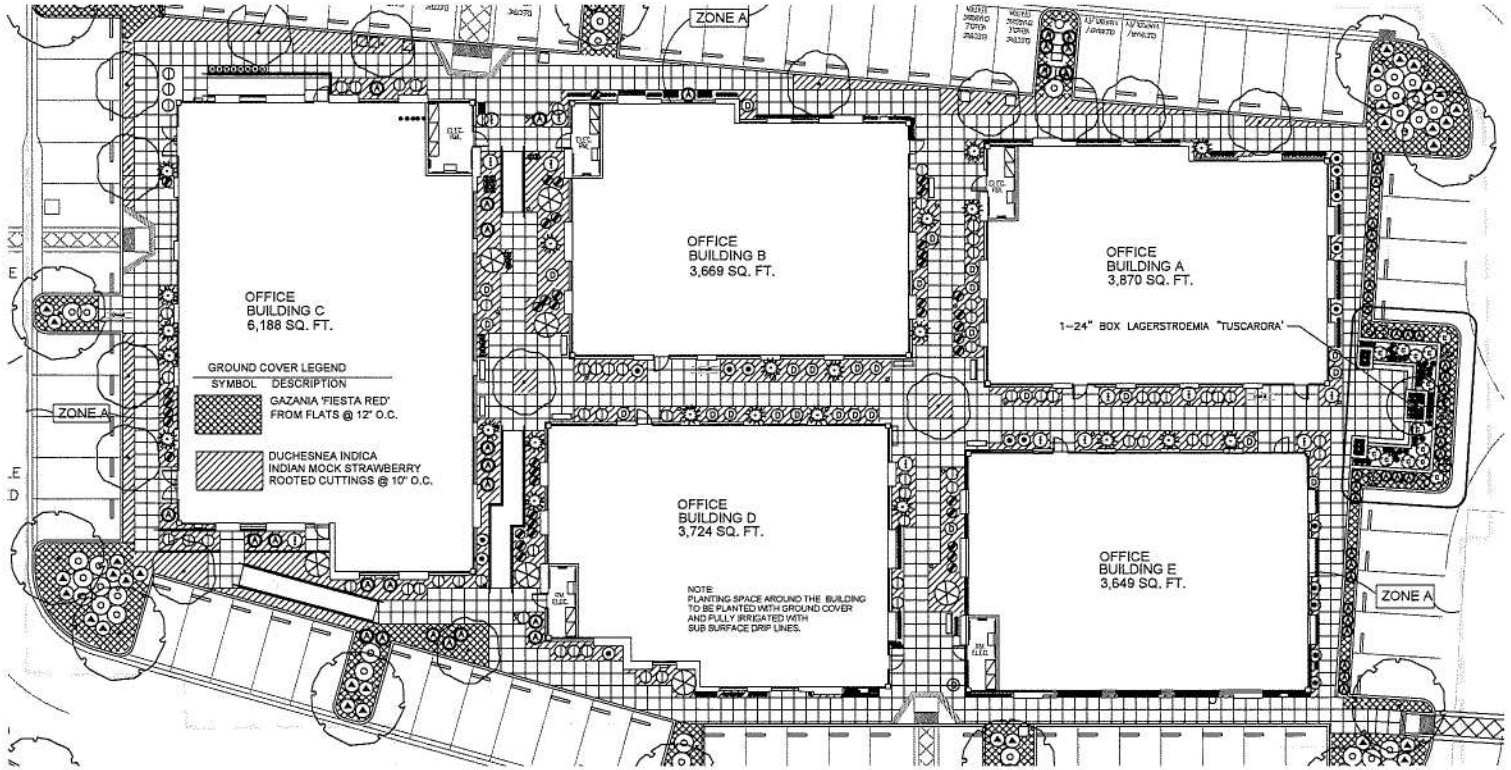
SHEET TITLE
PLANTING PLAN

PROJECT
Ladyface Vista
Professional Center
29555 Canwood Street
Agoura Hills, CA 91301

DRAWN: PJ
10/13/22 DRT SUBMITTAL

DRAWING
L-1

SHEET 3 OF 7
PROJECT No. 21.08



1 ENLARGED PLANTING PLANS AROUND BUILDING A-E
SCALE 1" = 10'

SHRUB LEGEND

SIZE	SYMBOL	BOTANICAL NAME COMMON NAME	QUANITY	WUCOLS	CA NATIVE
5 GAL	A	ANIGOZANTHOS (hybrid) 'BIG RED' KANGAROO PAW	67	M	
6" POT	B	ANIGOZANTHOS 'BUSH LANTERN' DWARF PINK KANGAROO PAW	166	M	
6" POT	C	HEMEROCALLIS X 'STELLA DE ORO' DAYLILY	222	M	
5 GAL	D	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	179	L	CN
5 GAL	E	PITTOSPORUM TOBIRA 'WHELERS DWARF' DWARF PITTOSPORUM	65	M	
5 GAL	F	DIETES BICOLOR FORTNIGHT LILY	29	L	
5 GAL	G	ICEBERG ROSE STANDARD ICEBERG ROSE	12	M	
5 GAL	H	KNIPHOFIA UVARIA 'ECHO ROJO' TORCH LILY	68	M	
1 GAL	I	HEUCHERA 'SANTA ANA 'CARDINAL' CORAL BELLS	41	M	CN

SIZE	SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	WUCOLS	CA NATIVE
5 GAL	J	CALLISTEMON V. 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	72	L	
5 GAL	K	RHUS OVATA SUGAR BUSH	83	L	CN
5 GAL	L	MAHONIA LOMARIIFOLIA CHINESE HOLLYGRAPE	7	M	
5 GAL	M	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	18	L	
5 GAL	N	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	246	L	CN
15 GAL	O	PHORMIUM 'SUNDOWNER' SUNDOWNER FLAX	23	M	
5 GAL	P	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' COFFEEBERRY	138	L	CN
5 GAL	Q	MUHLENBERGIA RIGENS DEER GRASS	101	L	CN
1 GAL	R	ECHEVERIA 'AFTERGLOW' NCN	24	L	

TOTAL SHRUB COUNT = 1,340
TOTAL NATIVE PLANTS = 597 = 45%

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REVISIONS
NO. DATE BY DESCRIPTION

CLIENT
Martin Teitelbaum
569 Constitution Ave. Suite H
Camarillo, CA 93012

SHEET TITLE
ENLARGED PLANTING PLAN

PROJECT
Ladyface Vista
Professional Center
29555 Canwood Street
Agoura Hills, CA 91301

DRAWN: JU
12/13/22 CITY SUBMITTAL

DRAWING
L-2
SHEET 4 OF 7
PROJECT No. 21.06

PLANT SELECTION PHOTOS

TREES


PLATANUS RACEMOSA
CALIFORNIA SYCAMORE


CERCIS C. 'FOREST PANSY'
FOREST PANSY E. REDBUD


QUERCUS AGRIFOLIA
COAST LIVE OAK


GLEDITSIA TRIACANTHUS
HONEY LOCUST


LAGERSTROMIA I. 'TUSKARORA'
TUSKARORA CRAPE MYRTLE


KOELREUTERIA PANICULATA
GOLDEN RAIN TREE

GROUND COVER


SENECIO MANDRALISCAEA
BLUE CHALKSTICKS


MYOPORUM PARVIFOLIUM
MYOPORUM


GAZANIA FIESTA RED
GAZANIA

SHRUBS


CALLIANDRA CALIFORNICA
BAJA FAIRY DUSTER


RHUS OVATA
SUGAR BUSH


CALLISTEMON 'LITTLE JOHN'
LJ BOTTLE BRUSH


NANDINA 'GULF STREAM'
NANDINA


RHAMNUS CALIFORNICA 'SAN BRUNO'
CALIFORNIA COFFEE BERRY

SHRUBS


ECHEVERIA 'AFTERGLOW'


PITTOSPORUM T. 'WHEELERS DWARF'
DWARF PITTOSPORUM


KNIPHOFIA U. ECHO ROJO
ECHO ROJO RED HOT POKER


DIETES BI-COLOR
FORTNIGHT LILY


HEUCHERA 'SANTA ANNA CARDINAL'
CORAL BELLS


RHAPHIOLEPIS I. 'BALLARINA'
BALLARINA INDIAN HAWTHORNE


BACCHARIS P. 'PIGEON POINT'
DWARF COYOTE BUSH

SHRUBS


ANIGOZANTHUS 'BIG RED'
BIG RED KANGAROO PAW


MUHLENBERGIA RIGENS
DEER GRASS


ANIGOZANTHUS 'BUSH LANTERN'
DWARF YELLOW KANGAROO PAW


MAHONIA LOMARIFOLIA
MAHONIA


PHORMIUM TENAX 'SUNDOWNER'
SUNDOWNER NEW ZEALAND FLAX


ARCTOTIS HYBRIDS
AFRICAN DAISY


LANTANA CAMERA 'SPREADING SUNSET'
SPREADING SUNSET LANTANA

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JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
490 NORTH VENTURA AVE., VENTURA CA 93001
(805) 643-2641 FAX (805) 653-7574

REVISIONS

NO.	DATE	BY	DESCRIPTION

CLIENT
Martin Teitelbaum
569 Constitution Ave. Suite H
Camarillo, CA 93012

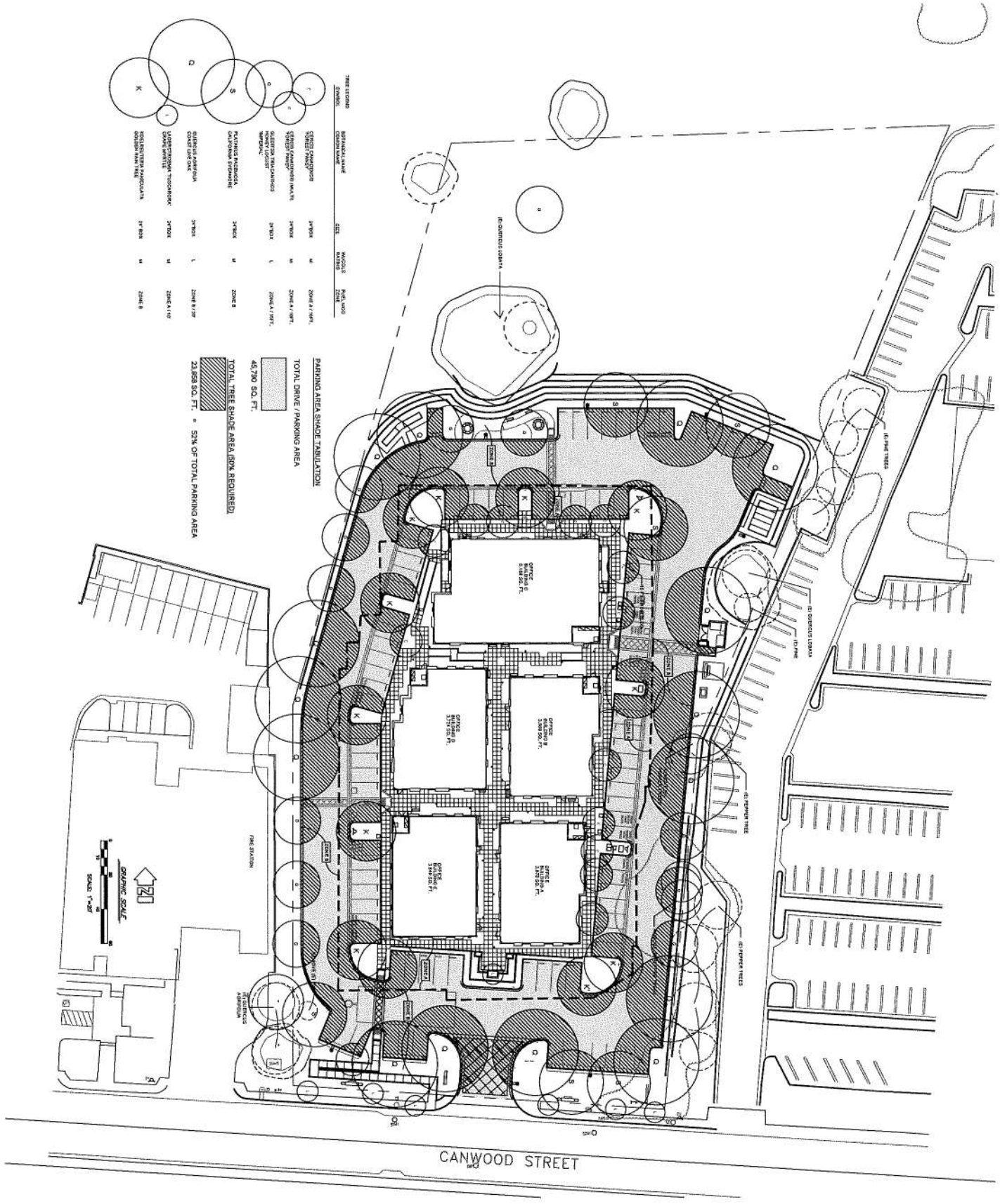
SHEET TITLE
Plant Selection Photos

PROJECT
Ladyface Vista
Professional Center
29555 Canwood Street
Agoura Hills, CA 91301

DRAWING ..... PJ
10/13/22 CITY SUBMITTAL

DRAWING
L-3

SHEET 3 OF 7
PROJECT No. 21.08



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PROJECT No. 2109
SHEET 1 OF 1
DRAWING TS

DRAWN: PJ
10/13/22 CITY SUBMITTAL

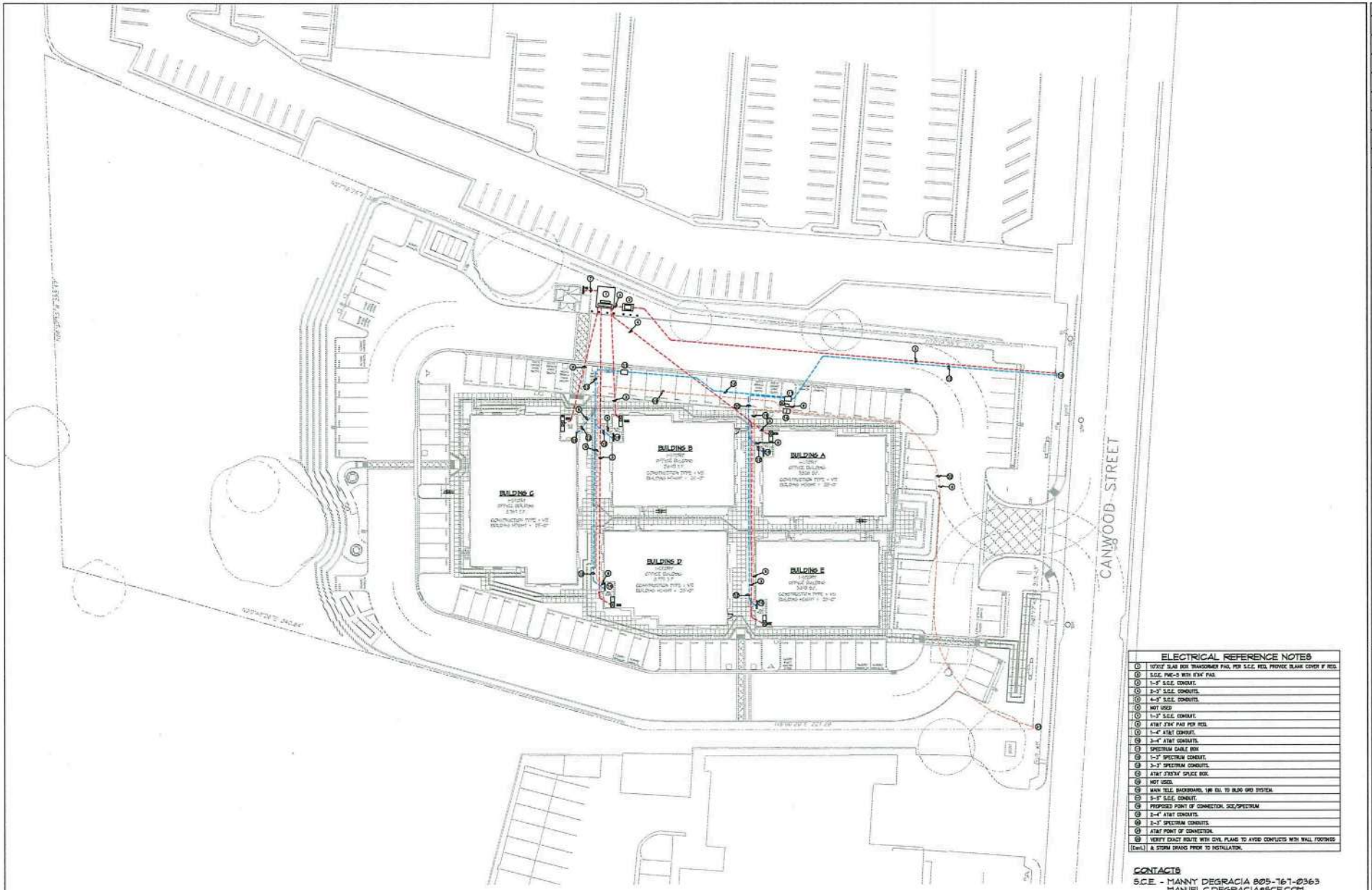
SHEET TITLE
PARKING AREA
TREE SHADE TABULATON

PROJECT
Ladyface Vista
Professional Center
29555 Canwood Street
Agoura Hills, CA 91301

CLIENT
Martin Teitelbaum
569 Constitution Ave. Suite H
Camarillo, CA 93012

REVISIONS
NO. DATE BY DESCRIPTION

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ELECTRICAL REFERENCE NOTES	
①	10'X10' SLAB BOX TRANSFORMER PAD, PER S.C.E. REQ. PROVIDE BLANK COVER IF REQ.
②	S.C.E. PME-5 WITH 8'X4' PAD.
③	1-5" S.C.E. CONDUIT.
④	3-5" S.C.E. CONDUITS.
⑤	4-5" S.C.E. CONDUITS.
⑥	NOT USED
⑦	1-3" S.C.E. CONDUIT.
⑧	AT&T 3'X4' PAD PER REQ.
⑨	1-4" AT&T CONDUIT.
⑩	3-4" AT&T CONDUITS.
⑪	SPECTRUM CABLE BOX
⑫	1-3" SPECTRUM CONDUIT.
⑬	3-3" SPECTRUM CONDUITS.
⑭	AT&T 3'X5'X4' SPLICE BOX.
⑮	NOT USED.
⑯	MAIN TELE. BACKBOARD, 1/0 CU. TO BLDG GRD SYSTEM.
⑰	5-5" S.C.E. CONDUIT.
⑱	PROPOSED POINT OF CONNECTION, SCE/SPECTRUM
⑲	2-4" AT&T CONDUITS.
⑳	2-3" SPECTRUM CONDUITS.
㉑	AT&T POINT OF CONNECTION.
㉒	VERIFY EXACT ROUTE WITH CIVIL PLANS TO AVOID CONFLICTS WITH WALL FOOTINGS (Cont.) & STORM DRAINS PRIOR TO INSTALLATION.

CONTACTS

S.C.E. - MANNY DEGRACIA 805-767-0363
MANUEL.C.DEGRACIA@SCE.COM

AT&T - JODY RIEHL 805-422-4865
JR2461@ATT.COM

SPECTRUM - PATRICIA ROBERTSON 805-626-3231
(M) 805-732-8166
PATRICIA.ROBERTSON@CHARTER.COM

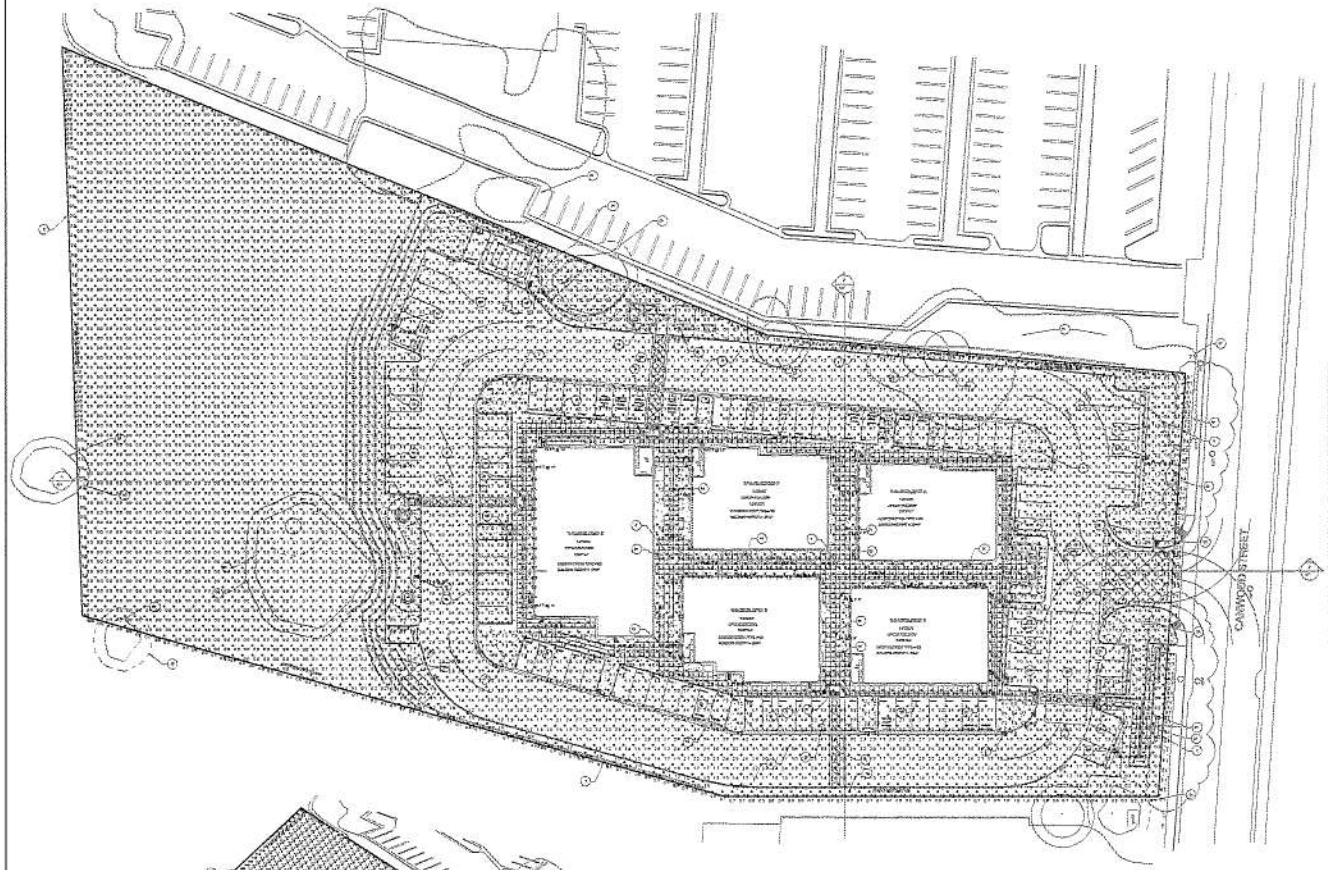
North

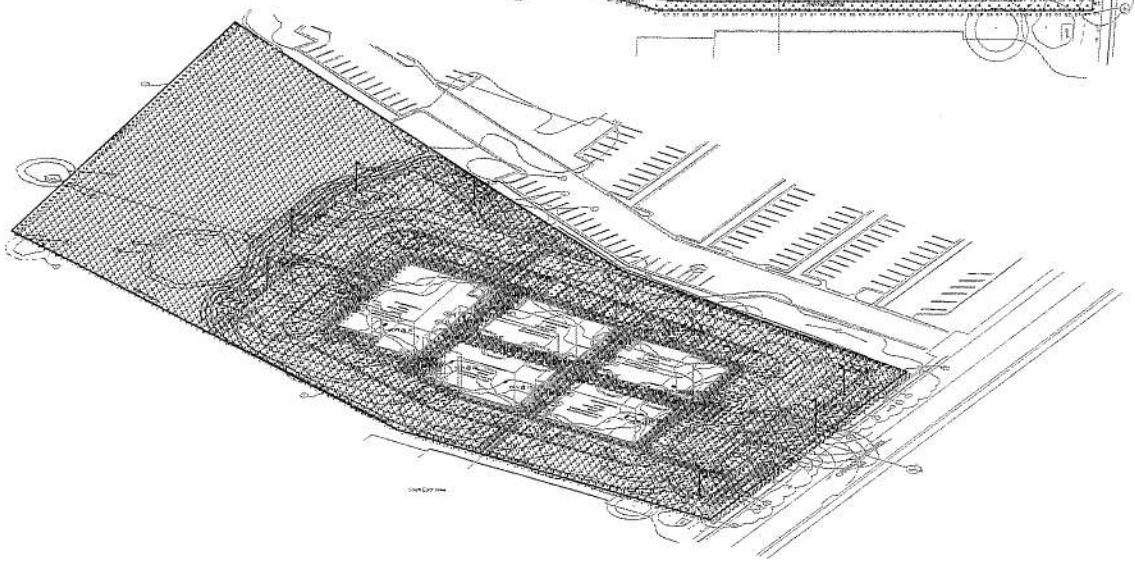
REVISIONS	BY

SITE PLAN
LADYFACE VISTA PROFESSIONAL CENTER
29541 - 29555 CANWOOD STREET
AGOURA HILLS, CA. 91301

Date 05/05/22
Scale 1/20" = 1'
Drawn by
Job No. 21-003

E-2
Of Sheets





REVISIONS	BY

SITE PHOTOMETICS PLAN

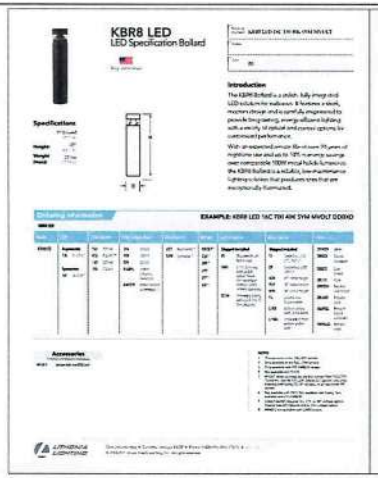
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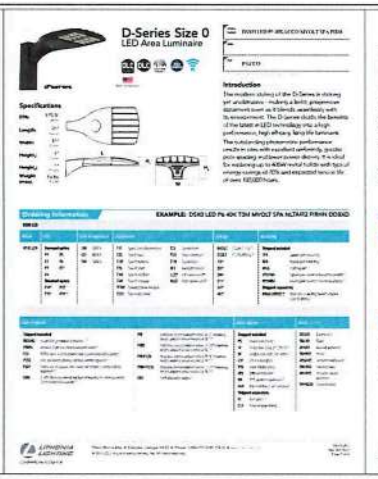
29541 – 29555 CANWOOD STREET
AGOURA HILLS, CA 91301

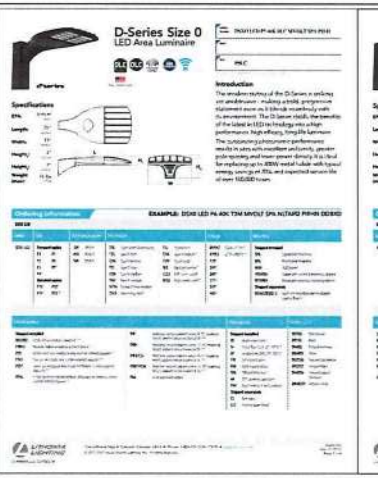
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Drawn by	
Job No.	21-003

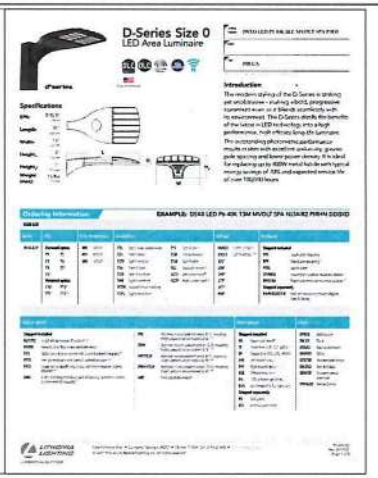
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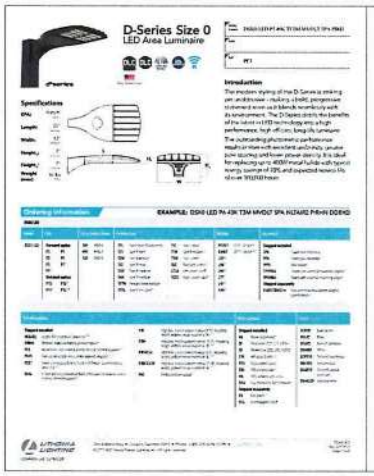
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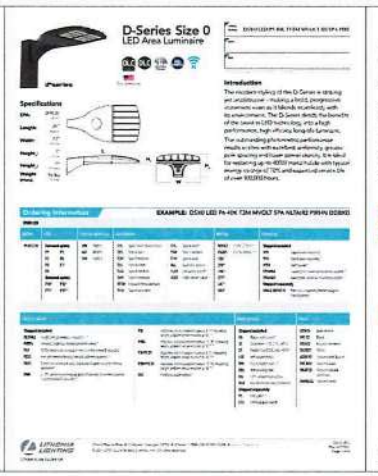


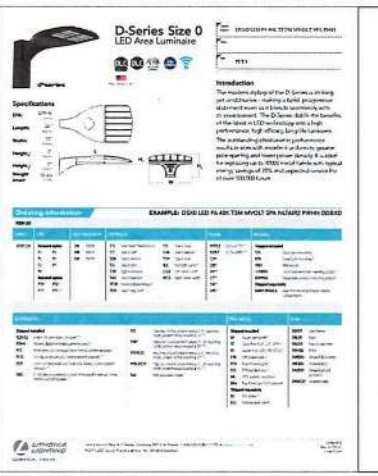




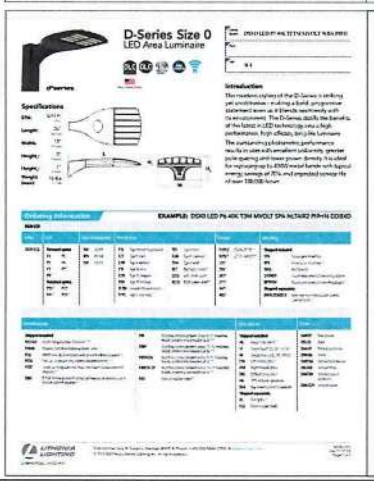


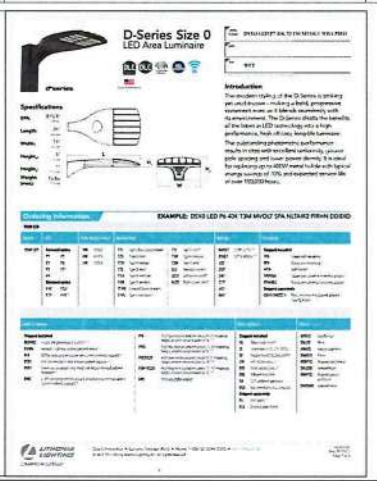












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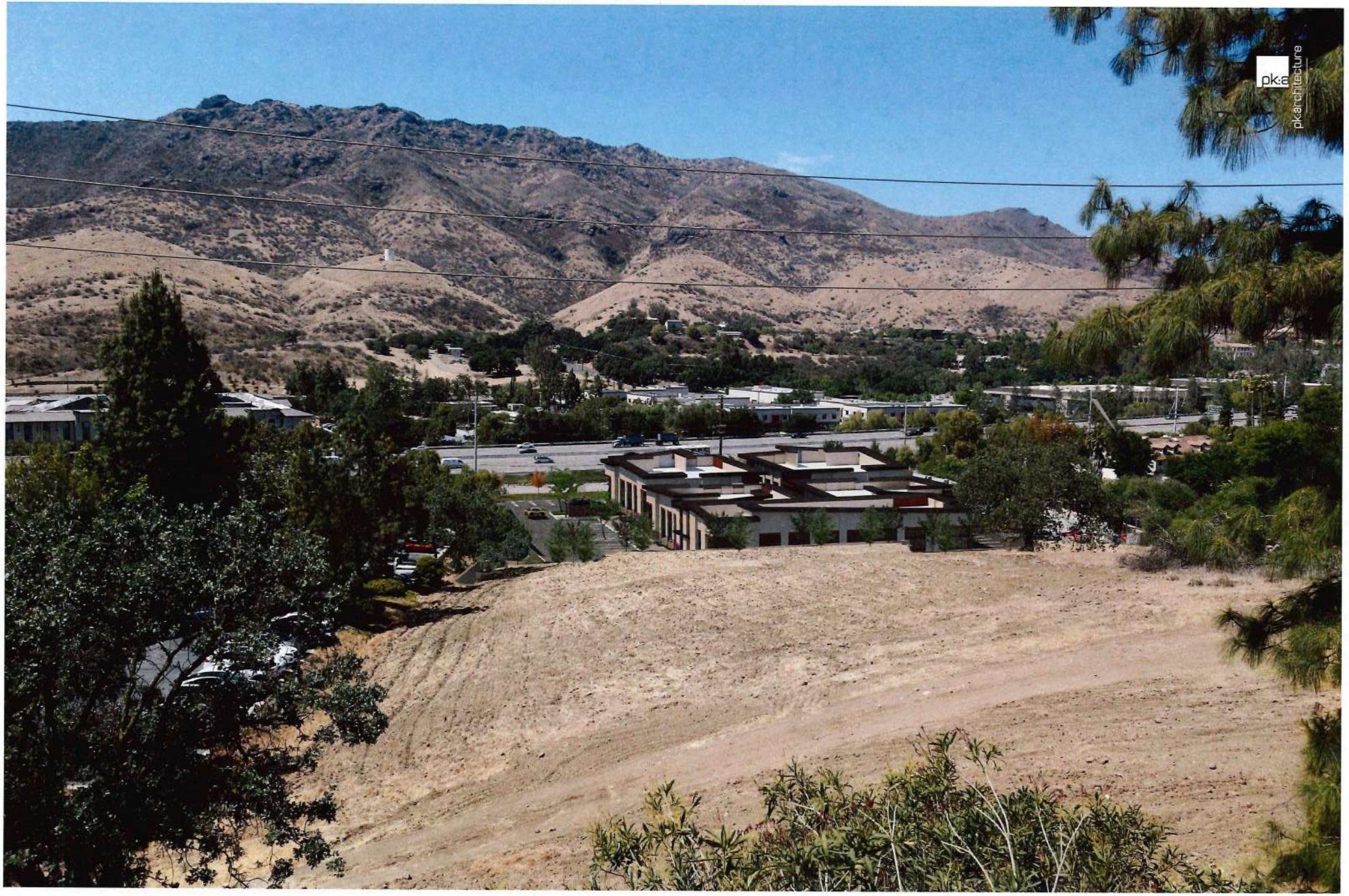
EXTERIOR LIGHTING CUT SHEETS
LADYFACE CISTA PROFESSIONAL CENTER
29541 – 29555 CANWOOD STREET
AGOURA HILLS, CA. 91301

Date 06-08-22
Scale NTS
Drawn by
Job No. 21-003

E-
01 Sheets



pk:a
pk:architecture


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pk:architecture


pk:a
pk:architecture

CITY OF AGOURA HILLS

REPORT TO PLANNING COMMISSION

DATE:	**FEBRUARY 19, 2026**
TO:	**HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**
FROM:	**ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR**
BY:	**ERIC WANG, ASSOCIATE PLANNER**
SUBJECT:	**CONDUCT A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT AND SITE PLAN/ARCHITECTURAL REVIEW PERMIT TO ALLOW FOR A SECOND STORY ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING**

APPLICANT:	Christopher Werner for Emilie Bernstein and Devon Collins
CASE NOs:	PZ-2025-152-CUP & PZ-2025-207-SPR
LOCATION:	5748 Colodny Drive (AIN: 2055-011-038)
ENVIRONMENTAL DETERMINATION:	Exempt from the California Environmental Quality Act (CEQA) per § 15301 (Existing Facilities)
ZONING DESIGNATION	Low-Density Residential 20,000 SF minimum lot within Old Agoura and Equestrian Overlay (RL-20,000-OA-EQ)
GENERAL PLAN DESIGNATION:	Low-Density Residential (RL)
RECOMMENDATION:	Staff recommends the Planning Commission approve Conditional Use Permit Case Nos. PZ-2025-152-CUP and PZ-2025-207-SPR, subject to the conditions, based on the findings of the attached Draft Resolution.

PROJECT BACKGROUND AND DESCRIPTION

A Conditional Use Permit (CUP) and Site Plan/Architectural Review (SPR) application was submitted on October 10, 2025, to construct a 1,072 square-foot second story addition, a 280 square-foot open trellis patio cover, and relocate the existing non-conforming roof-mounted HVAC unit attached to an existing one-story single-family dwelling (the "Project). The Project site is located at 5748 Colodny Drive on a developed lot with an existing 2,894 square-foot single-family home. The addition associated with the current application requires a Conditional Use Permit to meet Agoura Hills Municipal Code (AHMC) Section (§) 9652 et. seq. due to the proposed additional square footage.

The lot is zoned Low-Density Residential within the Old Agoura Design Overlay and Equestrian Overlay Districts (RL-20,000-OA-EQ) and is located on a hillside with an average slope of 22 percent. The surrounding neighborhood includes other single-family residences along Colodny Drive to the north, south, and west and open spaced owned by the Santa Monica Mountains Conservancy to the east (see attachment 2 - Vicinity Map). The Project's scope includes the following:

Existing

First Floor	2,894 square feet
Total Floor Area	2,894 square feet
Total Site Coverage	34.25% (6,630 square feet)
Total FAR	2,434 square feet

Proposed Construction

Second Floor Addition	1,072 square feet
Trellis Patio Cover	280 square feet
Total Floor Area	3,966 square feet
Total Site Coverage	34.25% (6,630 square feet)
Total FAR (with exemptions)	3,506 square feet

STAFF ANALYSIS

The Project is required to meet all applicable standards for the RL zoning district and OA and EQ district overlays including setbacks, height, building coverage, and horse keeping area minimums. **Table 1: Zoning Conformance** provides a summary of the Project's compliance with several required development standards.

Table 1: Zoning Conformance

Development Requirement	**Allowed/Required**	**Proposed**	**Compliance & Notes**
LOT SPECIFICATIONS			
Size	20,000 square feet	19,360 square feet	Complies, existing legal lot, no change.
Depth	200 feet	> 200 feet	Complies, existing legal lot, no change.
Width	75 feet	Approximately 75 feet	Complies, existing legal lot, no change.
Horse Keeping Area	1,500 square feet	2,758 square feet	Complies

BUILDING AREA			
1st Floor	N/A	2,434 square feet	No change
2nd Floor	N/A	1,072 square feet	
Building Total	N/A	3,966 square feet	
FAR	3,600 square feet	3,506 square feet	Complies, 460 SF garage exempt
SETBACKS			
Front (west)	35 feet	35 feet	Complies, no change
Rear (east)	25 feet	Approximately 131 feet	Complies, no change
Side (north)	12 feet	12 feet	Complies, no change
Side (south)	12 feet	12 feet	Complies, no change
IMPERMEABLE SURFACE	35% (6,776 sf)	34.25% (6,630 sf)	Complies, no change
BUILDING HEIGHT	2 stories, 35 feet, whichever less	2 stories, approx. 24 feet	Complies

Site Plan and Architecture

The Project does not impact the required side and rear yard setbacks. The existing side yard setbacks are approximately 12 feet each and the existing rear yard setback is approximately 131 feet. The RL zoning district requires a minimum side yard setback of 12 feet each and rear yard setback of 25 feet. Due to the increase in height, the required front yard setbacks will increase from 25 feet to 35 feet. The existing front yard setback is approximately 35 feet and will meet the new required front yard setback. The proposed second story is located in the rear of the existing home with an approximately 45-foot stepback from the existing first story, meaning that the new construction will meet the 35-foot setback. The proposed trellis patio cover complies with side yard setback standards outlined in AHMC § 9605.8. Further, the proposed HVAC relocation would bring the existing, non-conforming use into conformance with AHMC § 9132.[1](G) by removing the unit from the pitched roof and placing it as ground-mounted equipment located in the northern side yard. The proposed ground-mounted HVAC unit would comply with equipment standards set in AHMC § 9606.1(A).

The proposed addition would match the existing residence's New Barnhouse architectural style, including materials and finishes as shown on Plan Sheet A3.02 (**Attachment 3**). On December 1, 2025, the Architectural Review Panel (ARP) reviewed the Project and recommended that the proposed addition's glazing have variety to coordinate with the proposed gable roof and break up symmetry to enhance the residential design. Since then, the Applicant has incorporated ARP's recommendations into the proposed design. A comparison of the Project's proposed glazing before (left) and after (right) ARP's recommendations is shown below in **Exhibit 1 - Design Change**.

Exhibit 1 - Design Change

Before	**After**













Oak Trees

The Project site contains multiple oak trees located at the front yard and northern side yard. No activity will be occuring within the existing tree protection zones.

Hillside

The Project site has an average slope above 10 percent (22 percent) and is therefore classified as a hillside lot. Since the Project proposes further development of an existing single-family dwelling with an addition that is over 30 percent of the original gross floor area and over 700 square feet of improvements, the Project requires a CUP. The Project does not propose any disturbance of existing slopes.

Legislative Review

The AHMC requires that the Project comply with the Development Standards of the RL zoning District (AHMC § 9481), Old Agoura Overlay (AHMC § 9551), Equestrian Overlay (AHMC § 9590), and the Hillside and Significant Ecological Areas Ordinance (AHMC § 9652). A Site Plan/Architectural Review is required for the proposed improvements. While the Project would not directly impact the existing slopes, because the project proposes square footage above the addition threshold set in AHMC § 9652.5(A), a Conditional Use Permit is required. Both must be heard by the Planning Commission.

FINDINGS

Staff recommends approving the Project based on the sets of findings listed in the AHMC. These findings include Findings A-F set forth in AHMC 9677.5 (Site Plan Review), Findings 1-5 set forth in AHMC § 9677.5(G) (Architectural Review), Findings 1-5 set forth in AHMC § 9673.2(E) (Conditional Use Permit), and Findings 1-2 set forth in AHMC § 9652.19(A) (Hillside).

Single-family homes, additions to single-family homes, and accessory uses are allowed pursuant to the RL Zoning District and the City's Hillside Ordinance with the approval of a Conditional Use Permit, so long as the impermeable surface coverage is less than 35%, among other requirements. The Project consists of a new second story addition and attached open trellis patio cover which is an accessory to the existing single-family home. The Project is consistent with the neighboring and surrounding land uses. The total impermeable surface coverage of the proposed Project is 34.25%, below the 35% maximum. All objective standards contained in the AHMC have been met, including structure height, lot coverage, and setbacks. The Project preserves the existing use and matches the existing dwelling's architectural style, including materials and finishes; consistent with General Plan Goals LU-7 and LU-8, and Policies LU-7.1 (Neighborhood Conservation), LU-7.2 (Housing Character and Design), LU-7.7 (Environmental Setting), LU-8.1 (Neighborhood Identity), LU-8.2 (Development Compatibility with Community Character), LU-8.3 (Integration of Development with Natural Setting), and LU-8.5 (Building Materials and Colors). For these reasons, the Project is consistent with the purpose of the RL Zoning District and OA and EQ District Overlays and the General Plan.

The Project will have no impact on emergency vehicle access. Los Angeles County Fire Department review and approval is required as part of the building permit process, ensuring that the Los Angeles County Fire Code is met and that the Project would not result in an increased likelihood or spread of wildfire. The Project would not result in harmful secondary nuisances such as littering, trespass, vandalism, or unlawful activity.

For the reasons stated above, the Planning Division recommends approval of the Project. To see the full list of findings, please refer to the Draft Resolution (Attachment 1).

ENVIRONMENTAL REVIEW

The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be exempt per State CEQA Guidelines § 15301 (Existing Facilities) because the Project is a second story addition with a new attached open trellis to an existing single-story single-family residence. The total increase in square footage is less than 50 percent of the original floor area and under 2,500 square feet and therefore qualifies for the exemption. The Project is not sited in a sensitive habitat and will not disturb previously undisturbed soil or slopes. As such, no significant environmental impacts are expected from this Project. No exemption to this categorical exemption applies as set forth in State CEQA Guidelines § 15300.2, including, but not limited to, § 15300.2(c) which relates to unusual circumstances that could have significant effects on the environment.

FISCAL IMPACT

There is no additional fiscal impact to the City Council 2025-26 adopted budget because the applicant has paid all application fees to fund staff and consultant time.

RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit Case No. PZ-2025-152-CUP and Site Plan/Architectural Review Permit Case No. PZ-2025-207-SPR to allow construction of a new second story addition on a single-story single-family dwelling on a hillside lot, subject to the Conditions of Approval and based on the findings of the attached Draft Resolution.

Attachments

1. Draft Resolution
2. Vicinity Map
3. Project Plans
4. Site Photographs

RESOLUTION NO. 26-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. PZ-2025-152-CUP AND SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2025-207-SPR TO ALLOW CONSTRUCTION OF A NEW SECOND STORY ADDITION TO A SINGLE-STORY SINGLE-FAMILY DWELLING ON A HILLSIDE LOT AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Christopher Werner for Emilie Bernstein and Devon Collins, with respect to the real property located at 5748 Colodny Drive (Assessor's Identification Number 2055-011-038), requesting the approval of a Conditional Use Permit (Case No. PZ-2025-152-CUP) and Site Plan/Architectural Review Permit (Case No. PZ-2025-207-SPR) to allow a second story addition for an existing single-story dwelling and a new attached open trellis patio cover (the "Project").

Section II. The Project was reviewed pursuant to the California Environmental Quality Act (CEQA). The Project has been determined exempt from State CEQA Guidelines per California Code of Regulations (CCR) Section § 15301 (Existing Facilities) because the Project is a second story addition with a new attached open trellis to an existing single-story single-family residence. The total increase in square footage is less than 50 percent of the original floor area and under 2,500 square feet and therefore qualifies for the exemption. The Project is not sited in a sensitive habitat and will not disturb previously undisturbed soil or slopes. As such, no significant environmental impacts are expected from this Project. No exception to this categorical exemption applies as set forth in State CEQA Guidelines § 15300.2, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing on February 19, 2026, at 6:00 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, means of participation in, and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to, and considered by the Planning Commission at the aforesaid public hearing.

Section V. Conditional Use Permit. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9673.2(E), and based upon the evidence presented at the hearing, including

the staff report and oral and written testimony, the Planning Commission makes the following findings for the Conditional Use Permit:

1. That the proposed use is consistent with the intent and purpose of Article IX of the AHMC, the goals and objectives of the General Plan and any applicable specific plan, and the purposes of the district in which the use is located. The Residential – Low Density (RL) zoning district is intended for equestrian and residential and related development. A second story addition to an existing single-family residence retains the residential use, which is permitted in, and consistent with the intent and purpose of the RL Zoning District and Hillside Ordinance with a CUP. As discussed below in Sections VII and VIII, the Project is consistent with General Plan Goals LU-7 (Livable and Quality Neighborhoods) and LU-8 (Residential Very Low- and Residential Low-Density Neighborhoods (Old Agoura)) in that the Project would preserve the existing single-family residence while respecting Old Agoura's unique architectural setting.

2. The Project is compatible with the surrounding properties based on the factors set forth in AHMC § 9673.2(E)(2):
    a. The Project, as conditioned, will not generate excessive offsite noise louder than ambient noise levels. As the Project maintains the existing use, a single-family dwelling, operation is not anticipated to generate any offsite noise greater than existing ambient noise levels.
    b. The Project will maintain the existing use, a single-family dwelling. Therefore, it is reasonably anticipated that the Project will not result in increased vehicular and/or pedestrian traffic.
    c. The Project provides adequate access and off-street parking such that available on-street parking for neighboring properties is not negatively impacted. The Project maintains the existing use and provides sufficient off-street parking, and will therefore remain compliant with the AHMC.
    d. As discussed below in Section VII and VIII, the Project adheres to the ADS&G, harmonizing development with the natural environment.

3. The purpose and the conditions under which the Project would be operated or maintained will not be detrimental to the public health, safety, or welfare based on the factors set forth in AHMC § 9673.2(E)(3):
    a. The Project does not physically alter existing site access and therefore will not impact public and private roads used to access the property, which are currently adequate to accommodate emergency vehicles. Further, the Project will be reviewed by the Los Angeles County Fire Department for compliance with the Los Angeles County Fire Code.
    b. The Project will not create any harmful secondary nuisances that cannot be controlled through reasonable mitigation measures. The site is adequately buffered from adjacent properties, limiting the potential for the project to result in littering, public intoxication, or unlawful activity on adjacent properties.

c. The Project will maintain the existing building setbacks and be built to CBC standards which will not increase the likelihood, spread, or intensity of fire or other life-safety emergencies.
d. The Project does not physically alter site drainage patterns and therefore will not increase erosion.

4. The proposed use will comply with all applicable provisions of Article IX of the AHMC, and no variances or modifications have been requested. As stated in below in Section VII(A), the Project complies with all applicable provisions of the AHMC.

5. The proposed use is not in violation of applicable provisions of the AHMC or of federal, state, or local law. Additions to existing structures are allowed within the RL Zoning District, and the Project meets all required development standards.

Section VI. Hillside Areas. Pursuant to AHMC § 9652.15(A) and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Conditional Use Permit:

1. The Project is located and designed so that significant threats to life and/or property will not be created. As discussed below in Section VII(B), the Project will comply with California Building Code standards, which will protect the safety of future community residents.

2. The Project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The Project proposes an addition on top of an existing single-family residence and a new trellis on a previously graded and paved surface. No natural or open space resources will be impacted. Therefore, the Project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area.

3. The Project can be provided with essential public services and is consistent with the objectives and policies of the General Plan. The Project does not propose modifying the existing use, which is a single-family residence. The site is already provided with essential public services and the necessary utilities. As discussed below in Sections VII and VIII, the Project is consistent with General Plan Goals and Policies.

4. The proposed development will complement the community character and benefit current and future community residents. The Project matches the design, materials, and finishes of the existing residence and complies with the ADS&G which complement Old Agoura's character while enhancing the community's desirability.

Section VII. Site Plan Review. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9677.5, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Site Plan Review:

A. The proposed use is consistent with the objectives and provisions of the zoning ordinance and the purposes of the land use district in which the use is located. The Project is located within the RL zoning district and Old Agoura Design (OA) and Equestrian (EQ) district overlays which allow for the development and alteration of single-family residences and accessory structures. The average slope of the lot is over 10 percent, and therefore the lot is considered a hillside lot. The Project meets the City's development standards for the zoning district and overlays with regard to permeable site coverage, setbacks, height, and all other applicable development standards. For the reasons stated below in Section VII(E), the Project is consistent with the purposes of the RL land use district.

B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare. Building and technical permits are required, ensuring the Project is structurally sound and compliant with the California Building Code. The Project will also be reviewed by the Los Angeles County Fire Department to ensure that the Project complies with the Los Angeles County Fire Code. The Project will not alter the existing drainage patterns nor emergency access as the proposed addition will maintain the building's overall footprint. Due to the Project's setbacks from surrounding residences, existing canopies, and site topography, the Project will not impact neighboring residences. Therefore, no detriment to the surrounding neighbors is anticipated.

C. The proposed use will not conflict with the character and design of the buildings and open space in the surrounding area. The Project does not result in a change to the overall existing building footprint and matches the existing residence's design including style and earth tone finish, which is consistent with the surrounding open space and landscape and adheres to the Old Agoura Design standards and Agoura Hills Architectural Design Standards and Guidelines (ADS&G). The second story glazing is designed to break up the addition's walls thereby reducing perceived bulk. The second story addition would reflect typical two-story single-family residences found throughout Old Agoura. Additionally, the Project proposes to bring an existing non-conforming use into conformance by mounting the existing roof-mounted air conditioning unit on the ground. Therefore, the Project will not conflict with the character and design of the buildings and open space in the surrounding area.

D. The proposed use will comply with each of the applicable provisions of this chapter, and no variances or modifications are proposed. The Project is located on a hillside lot and proposes an addition that equates to more than thirty (30)

percent of the dwelling's original gross floor area. Therefore, the Project is seeking approval for a Site Plan/Architectural Review and a Conditional Use Permit. Approval of and compliance with these permits will result in the Project complying with all applicable provisions of Chapter 6 of the AHMC.

E. The Project is consistent with the City's General Plan. Specifically, policies LU-7.1 (Neighborhood Conservation), LU-7.2 (Housing Character and Design), LU-7.7 (Environmental Setting), LU-8.1 (Neighborhood Identity), LU-8.2 (Development Compatibility with Community Character), LU-8.3 (Integration of Development with Natural Setting), and LU-8.5 (Building Materials and Colors). The Project is an addition to an existing single-story single-family dwelling. The Project matches the existing dwelling's architectural style, materials, and finishes, which match the architectural identity of Old Agoura, and therefore consistent with the policies LU-7.1, 7.2, 7.7, 8.1, 8.2, and 8.5. The Project will not impact existing slopes and oak trees. The addition is located near the rear of the existing house, preserving existing viewsheds, and therefore is consistent with policy LU-8.3.

F. The Project preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The Project continues the existing use as a single-family residence and enhances the property by expanding the use to a second story, which is compatible with the surrounding properties and open space through effective site design.

Section VIII. Architectural Review. Pursuant to the Agoura Hills Municipal Code (AHMC) § 9677.7(G), and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission makes the following findings for the Architectural Review:

1. The proposed development is consistent with the General Plan, any specific plans, and any design standards adopted by the City Council. The Project is consistent with the General Plan and the ADS&G. The Project proposes maintaining the existing use, a single-family dwelling. For the reasons discussed in Section VII(F) above, the Project is consistent with the General Plan. Further, the Project adheres to the ADS&G and other applicable standards, including the Old Agoura design standards, as also discussed in Section VII(C) above.

2. The design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion. The proposed addition is located on top of the existing one-story residence and would not negatively affect traffic, nor would it visually obstruct the view of pedestrians or drivers. It also does not

impair the desirability of future homebuyers of both the subject residence and adjacent residences as the addition enhances the value of the property and the neighborhood. Neighboring residences are not being negatively impacted as the addition matches the existing residence's architectural style and typical development around the Old Agoura neighborhood. The new second story would not intrude on neighboring residences' privacy nor block any scenic resources due to the existing canopies and setbacks in relation to existing site topography.

3. The design of the proposed development is in keeping with the character of the surrounding neighborhood, is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The Project adheres to all design standards including the ADS&G. The addition matches the existing residence's architectural design which perpetuates a rural aesthetic prominent in Old Agoura. The proposed glazing creates variety to break up the walls to break up the otherwise monotonous design. Therefore, the Project is designed to remain consistent with the existing neighborhood architecture, color, and materials, ensuring the character of the surrounding neighborhood is maintained.

4. The design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors. The Project preserves and enhances the character of the community by enhancing the desirability of the existing residence. The addition is consistent in size and shape with the surrounding development, within the same single-family residential housing tract. The proposed addition is aesthetically of good composition, and the textures, colors and materials ensure the character of the surrounding neighborhood is maintained.

5. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements. As described above in Section V, the Project is consistent with the RL Zoning District and OA and EQ Overlay District standards.

6. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. As mentioned in Section VII(B) above, building and technical permits are required, ensuring the Project is structurally sound and compliant with the Building Code and Los Angeles County Fire Code. Due to the Project's setbacks from surrounding residences, existing canopies, and site topography, the Project will not negatively impact neighboring residences.

Section IX. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Permit Case No. PZ-2025-207-SPR and

Conditional Use Permit Case No. PZ-2025-152-CUP, subject to Conditions of Approval attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section X. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 19th day of February 2026, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Jessica Reinhardt, Chairperson

ATTEST:

Robby Nesovic, Secretary

EXHIBIT “A”

CONDITIONS OF APPROVAL

Exhibit A
CONDITIONS OF APPROVAL
(Case Nos. PZ-2025-152-CUP & PZ-2025-207-SPR for 5748 Colodny Drive)

PLANNING DIVISION

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.

2. The approval of this permit shall not be effective for any purpose until the Applicant has agreed in writing that the Applicant is aware of, and accepts, all Conditions of this Permit with the Planning Division.

3. Except as specifically modified by conditions of approval, the Project shall operate in substantial conformance with any approved plans on file and with the project description. The Project shall further comply with all conditions of approval stipulated in this resolution attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results, and the project is still in compliance with the Agoura Hills Municipal Code. Revised plans reflecting the minor changes and additional fees shall be required to be submitted to complete the record. All exterior materials used in this project shall be in conformance with the material samples submitted as a part of this application.

5. If any provision of this permit is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.

6. If any condition herein is violated, the permit shall be suspended, and the privileges granted hereunder shall lapse; provided that the Applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days

7. All requirements of the Agoura Hills Municipal Code and of the specific zoning designation of the subject property must be complied with unless set forth in these conditions or on the approved plans

8. The Site Plan and Architectural Review and Conditional Use permits (PZ-2025-152-CUP & PZ-2025-207-SPR) shall become void two years following the date it was approved, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit, or a certificate of occupancy is issued for the structure which was the subject of the permit. Prior to expiration of the permit, the applicant may request up to two extensions for a period of time not exceeding 12 months, subject to the approval of the Planning Division.

9. All outstanding fees owed to the City, if any, shall be paid by the Applicant within thirty (30) days of the approval of this permit.

10. Any exterior lights shall be focused downward and shielded to minimize glare and light spillover onto adjacent lots.

11. All colors and materials used for the addition shall match that identified on the approved plans.

12. It is the responsibility of the Applicant and/or their representatives to report to the City and changes related to any aspects of the construction prior to undertaking the changes.

13. I understand that the receipt of the approvals and the rights granted pursuant to such approvals are for my benefit (or that of my principal). Therefore, if the approvals, any conditions attached thereto, or any other City permits issued pursuant to such approvals, are challenged by a third party, I will be responsible for defending against this challenge. I agree to defend and indemnify (with counsel of the City's choosing), and hold the City harmless for any costs, claims, demand, financial loss, penalties, fines, judgements, or liabilities arising from the approvals, any conditions attached thereto, or any City permits issued pursuant to such approvals, including without limitation, any award or attorney's fees that might result from the third party challenge, excepting only liability arising from the sole negligence, or intentional misconduct of the City. For the purpose of this indemnity, the term "City" shall include the City of Agoura Hills, its officers, officials, employees, agents, and representatives. For the purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including, but not limited to, any action alleging a failure to comply with the California Environmental Quality Act or other laws.

BUILDING AND SAFETY DIVISION

14. All buildings and structures to be constructed, altered, or change of use proposed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related Building Standards Code as determined by the Building Official and Fire Marshal; and all other applicable provisions of the AHMC which are adopted and in effect at the time of application of a building permit.

15. All the code requirements for the Very High Fire Hazard Severity Zone (VHFHSZ) per amended Chapter 7A of the governing California Building Code or the amended Section R337 of the governing California Residential Code, Los Angeles County Fire Code, and Agoura Hills Municipal Code shall apply to this Project.

16. Approval from the Planning Division will be required prior to the issuance of building permits.

17. Los Angeles County Fire Department approval will be required prior to the issuance of building permits.

18. Hours of construction shall be limited to the following: 7:00 AM to 7:00 PM Monday through Saturday, no work on Sundays and Holidays. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.

19. All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-stie only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.

20. Compliance with the following standards shall be required at all times:

    a) No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;
    b) All construction equipment shall be properly maintained to minimize noise emissions;
    c) If any construction vehicles are serviced at a location on site, the vehicle(s) shall be setback from any street and other property lines to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors;
    d) Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Director of Community Development or/and the Building Official;
    e) Stationary source equipment (i.e., compressors) shall be located to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors.

21. In the event multiple citations are issued in connection with the Project for violations of these Conditions of Approval or other violations of the AHMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the AHMC.

SOLID WASTE MANAGEMENT CONDITIONS

22. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a “Waste Reduction & Recycling Plan” to the City for review and approval. The plan shall provide for at least 65% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be

processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.

23. The project shall comply with the City's Waste Reduction & Recycling Plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

24. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END


Vicinity/Zoning Map
for
PZ-2025-152-CUP
and
PZ-2025-207-SPR
Legend
City Boundary
Zoning District Boundaries
Parcels
RV-OA-EQ
RV-OA-D-EQ
RV-OA-EQ
Project Site
RL-20, 000-OA-EQ
N
0 130 250 500
Feet



Colodny Addition

5748 Colodny Drive
Agoura Hills, CA 91301

Sheet Index

Sheet Number	Sheet Name
General	
G0.00	Cover Sheet
G0.04	Survey
G0.05	Site Plan & Section (Existing)
G0.06	Site Plan & Section (Proposed)
G0.10	Diagrams - Hillside Area / Avg. Slope Formula / FAR
G0.11	Diagrams - Permeable Surfaces / Tree Protected Zones
G0.12	Diagrams - Adjacent Properties / Neighboring Views
G1.00	Renderings
Architectural	
A2.01	Floor Plan - L01 (Existing)
A2.02	Roof Plan (Existing)
A2.03	Floor Plan - L01 (New)
A2.04	Floor Plan - L02 (New)
A2.05	Roof Plan (New)
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A3.02	Exterior Elevations (New)
A3.03	Exterior Elevations (New)
A4.01	Schematic Building Sections (Existing & New)

Project Description

New partial 2nd-floor addition and stair access to existing 1-story single family residential home. New >50% open trellis at level 1 exterior.

Building Codes

Agoura Hills Municipal Code 2024
California Residential Code 2022
California Building Code 2022
California Mechanical Code 2022
California Plumbing Code 2022
California Electrical Code 2022
California Energy Code 2022
California Green Building Code 2022
California Fire Code 2022
LA County Fire Code 2025

Vicinity Map



Project Information

Owner:	Emilie Bernstein & Devon Collins
Project Address:	5748 Colodny Dr Agoura Hills, CA 91301
AIN / APN:	2055011038
Legal Description:	PARCEL MAP AS PER BK 47 PG 56 OF P M LOT 1; TRACT 05981
Jurisdiction:	City of Agoura Hills
County:	Los Angeles County
Basic Zoning:	RL - Low-Density Residential
Zoning Map:	RL-20,000-OA-EQ
Zoning Overlays:	OA - Old Agoura Design EQ - Equestrian
Very High Fire Severity Zone:	Yes
Hillside:	Yes
Significant Ecological Areas:	No
Climate Zone:	9
Date of Construction:	1957
Number of Stories:	1
Construction Type:	V-B
Construction Material:	Wood Framed
Occupancy Type:	R-3 Single Family Dwelling
Sprinklered:	No

Planning & Zoning Code Summary

Description:	Information:	Notes / Reference:
Lot Size:	0.45 acres; 19,360 SF (survey)	G0.04, G0.05
Lot Coverage:	≤35%	No change
Average Slope:	22%	G0.10
Building Area:		
Existing (Total):	2,894 SF (gross building area; dwelling & garage)	G0.05
Proposed Addition:	1,072 SF ((N) 2nd-story bedroom suite)	G0.06
Proposed (Total):	3,966 SF (existing + (N) 2nd-story bedroom suite)	G0.06
FAR:		
Allowable:	3,600 SF	G0.10
Exempt:	460 SF (2 exempt parking spaces @ 230 SF each)	G0.10
Existing:	2,434 SF Existing < 3,600 Allowable (2,894 SF - 460 SF)	G0.05, G0.10
Proposed:	3,506 SF Proposed < 3,600 Allowable (3,966 SF - 460 SF)	G0.06, G0.10
Building Stories:		
Allowable:	2	
Existing:	1	G0.05,A3.01, A4.01
Proposed:	2 (partial 2nd-story at rear of lot)	G0.06, A3.02-A3.03, A4.01
Height:		
Allowable:	30'; or (2) stories, whichever is less	
Existing:	11'-11"	A3.01, A4.01
Proposed:	23'-11"	A3.02-A3.03, A4.01
Setbacks / Yards:		
Front Yard:	1.25' per every vertical foot in building height; min. 25'	No change; G0.05
Rear Yard:	25'	No change; G0.05
Side Yard:	12' each side; or 6" per every 1' in vertical building height, whichever is greater	No change; G0.05; see also *AHMC 9605.1.D.*
# of Bedrooms:		
Existing:	3	A2.01-A2.04
Proposed:	3	A2.01-A2.04
Site Permeable / Impermeable Surfaces:		G0.11
Permeable:	12,730 SF	
Impermeable:	6,630 SF	
% Impermeable:	34.25% Actual < 35% Max. Allowable = OK	

Project Directory

Owner:

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Devon Collins
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Colodny Addition
5748 Colodny Dr
Agoura Hills, CA 91301

Cover Sheet

LICENSED ARCHITECT
CHRISTOPHER J. WERNER
C-35849
6.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

SET ISSUE:

DATE:	ISSUE:
9/21/2025	Planning Submission
10/31/2025	Planning Submission - REV1
11/14/2025	Planning Submission - REV2
12/19/2025	Planning Submission - REV3

PROJECT NO:

SCALE:

SHEET NO:

G0.00



NOTES:
THE FOLLOWING EXCEPTIONS, LISTED IN LAWYERS TITLE REPORT 123091120, DATED MARCH 30, 2023, AND FURNISHED BY THE OWNER OF THE SUBJECT PROPERTY, ARE FOR EASEMENTS:
EXCEPTION ITEM 2 THEREIN IS AN EASEMENT FOR PUBLIC UTILITIES PER 7495-21, O.R. IT IS BLANKET IN NATURE AND UNPLOTTABLE AND NOT PLOTTED HEREON.
EXCEPTION ITEM 7 IN SAID REPORT IS AN EASEMENT FOR PUBLIC ROAD; THE DOCUMENT IS UNKNOWN PENDING A REPLY TO INQUIRY TO THE TITLE CO.

SOLID CIRCLES ARE TREE TRUNKS, UNLESS NOTED OTHERWISE. THE ACCOMPANYING NUMBER(S) IS(ARE) THE TRUNK DIAMETER(S) DBH, WHICH MEANS AT 4' ABOVE ADJACENT GROUND LEVEL. ONLY TREES 6" DBH AND OVER ARE SHOWN (3" FOR OAKS).

VERTICAL DATUM IS NAVD88 FROM NGS OPUS USING GEOID18. HORIZONTAL DATUM IS NAD83 SPC 0405 (2011)(EPOCH:2010.0000) AT X=6338375.7911' Y=1879696.5388' Z=1030.467', SCALED 1.000068115 AT SAID X,Y,Z TO MAKE GROUND LEVEL DISTANCES FOR THIS DRAWING.

THE DOUBLE-DASHED LINES ARE THE PARCEL BOUNDARIES CALCULATED FROM THE RDFB. NO WARRANTY IS MADE BY THE SURVEYOR HEREON OF THE ACCURACY OF SAID BOUNDARY, PENDING FURTHER INVESTIGATION AND A RECORD OF SURVEY FILING.

ABBREVIATIONS:
AC ASPHALT PAVEMENT
AD 4" AREA DRAIN
BW BOTTOM OF WALL
CB CATCH BASIN
CBW CONCRETE BLOCK WALL

CT S CUT STONE WALL
DG DECOMPOSED GRANITE
DGA DOWN GUY ANCHOR
EP EDGE OF PAVEMENT
FSTN FLAGSTONE

FF FINISHED FLOOR
FH FIRE HYDRANT
FL FLOWLINE
MB MAILBOX
PLA PLANTER

PP POWER POLE
RDFB LOS ANGELES CO. ROAD DEPT. FIELDBOOK 1606 75-80
TW TOP OF WALL
WVC WATER VALVE COVER

LICENSED LAND SURVEYOR GARY P. SALMEN GaryP.Salmen LS 5018 STATE OF CALIFORNIA

Land Surveyor:
GP Salmen & Associates
257 Dorothy Avenue, Ventura, CA 93003
(805) 701-6788

	Revision	Date
1	RE-LABELED TREE NEAR COOP	20250131
2		
3		

NORTH
12 0 12 24
GRAPHIC SCALE: 1" = 12'

SURVEY PREPARED AT THE REQUEST OF
EMILIE BERNSTEIN, OWNER, AND
MICHAEL KINDZIERSKI, STILLWATER DWELLINGS

TOPOGRAPHIC SURVEY
5748 COLODNY DR., AGOURA HILLS, CA 93101
Date of completion of fieldwork: April 2, 2024 Date of map: April 8, 2024 Sheet 1 of 1

Survey, NTS; For Reference Only

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Survey

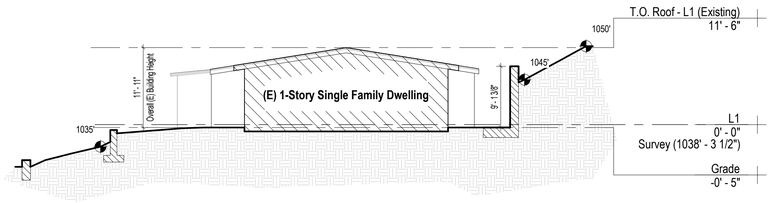
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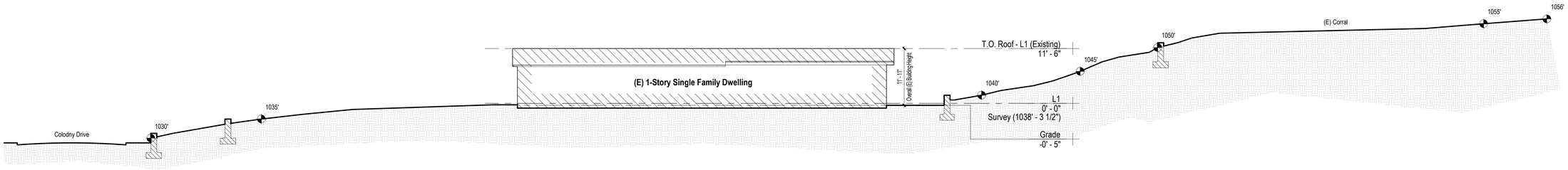
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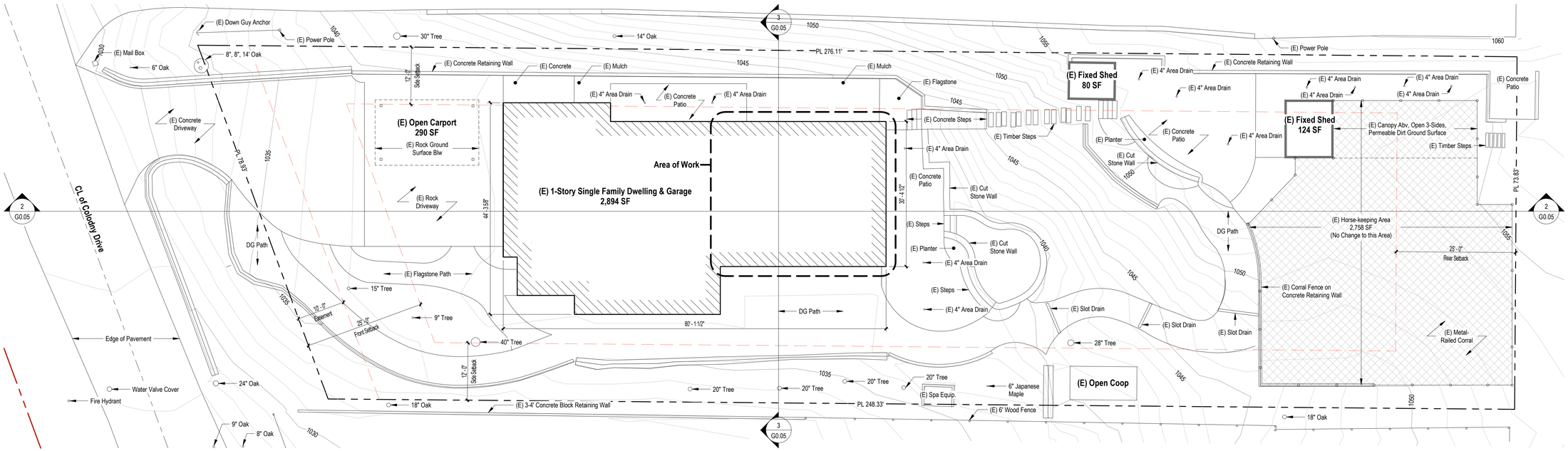
G0.04



3 3/32" = 1'-0" **Site Section - North-South (Existing)**



2 3/32" = 1'-0" **Site Section - East-West (Existing)**



1 3/32" = 1'-0" **Site Plan (Existing)**

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Site Plan & Sections (Existing)

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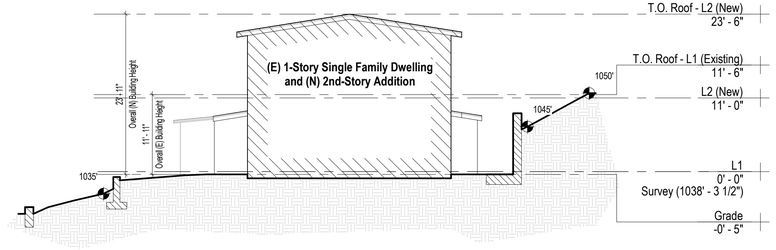
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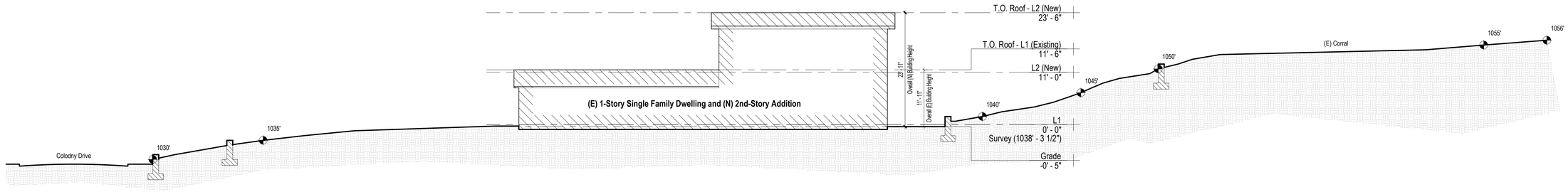
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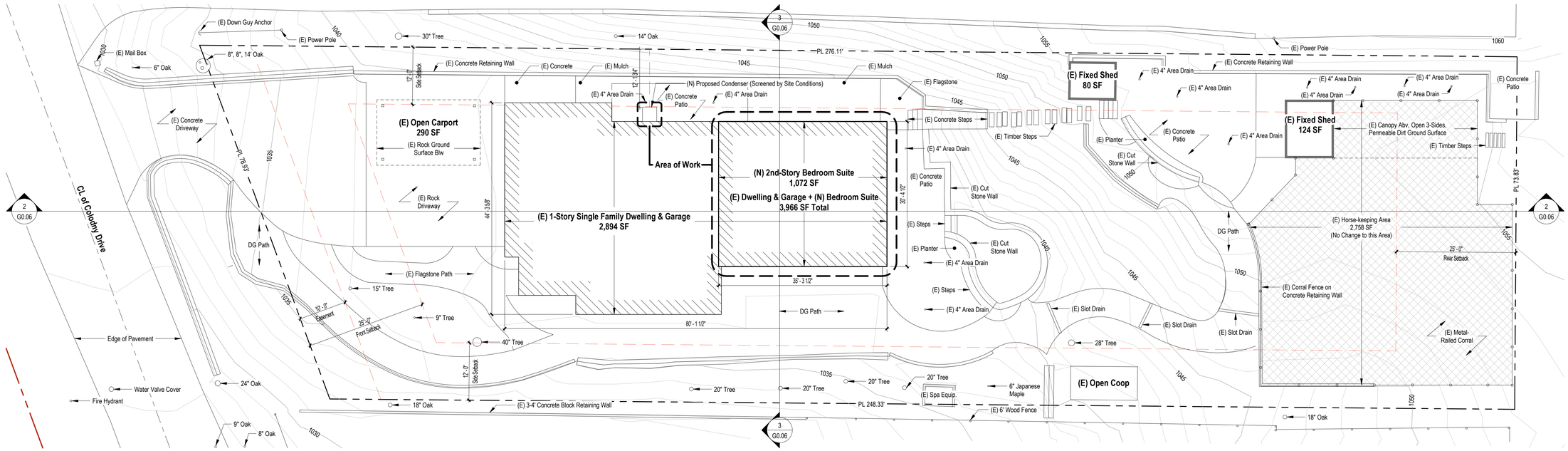
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3 3/32" = 1'-0" **Site Section - North-South (Proposed)**



2 3/32" = 1'-0" **Site Section - East-West (Proposed)**



1 3/32" = 1'-0" **Site Plan (Proposed)**

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Site Plan & Section (Proposed)

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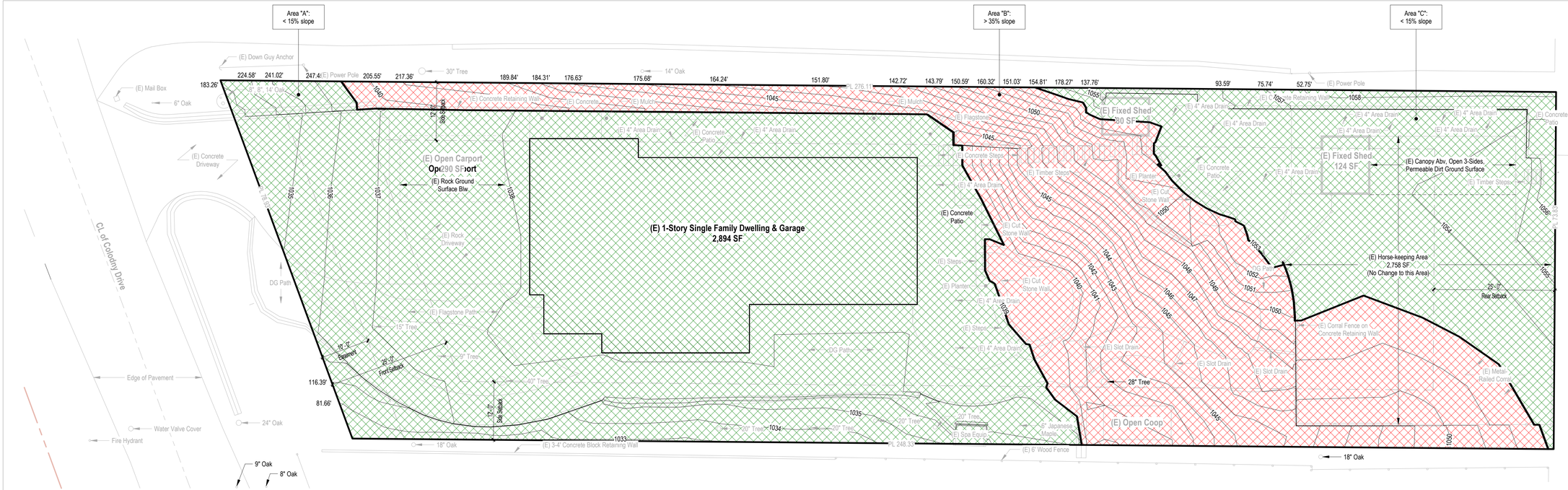
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G0.06



1 3/32" = 1'-0" **Site Diagram - Hillside Area / Avg. Slope Formula / FAR**

Hillside Area Determination

Agoura Hills Municipal Code
Article IX - Zoning
Chapter 6 - Regulatory Provisions
Part 2 - Special Regulations
Division 2 - Hillside and Significant Ecological Areas

9652.12.B. - Definition.

"Hillside area" shall mean a parcel of land, not subject to recorded development restrictions, having an average slope before grading, of greater than ten (10) percent. The average slope of a parcel of land is the relationship between the change in elevation of the land and the horizontal distance over which that change in elevation occurs and shall be computed by the application of the following formula to a contour map of the natural slope of such land:

$$S = \frac{I \times L \times 100}{A}$$

When S = Average percent slope
When I = Contour line elevation interval in feet
When L = Sum of the length of all contour lines across the parcel
When A = Net area of parcel in square feet

In determining the average slope of property, property may be divided into smaller areas based upon percentage of slope and any areas with a percentage of slope greater than thirty-five (35) percent may be excluded before the average slope formula is applied. These excluded areas shall be designated as open space and not considered as a part of the development. If this approach is utilized, the dwelling density table may be applied to each of the designated smaller areas and the sum of the smaller areas shall be the designated density for the total property. A conditional use permit shall be required for this process to allow deletion, when appropriate of slope areas greater than thirty-five (35) percent from the average slope calculation. In reviewing the conditional use permit, the overall size of the property, viability, visual value, aesthetic value, location and any other relevant factors of the proposed open space area in relation to the adjacent open space areas shall be considered.

☐ **Hillside Area**

Average Slope Formula
(Applied to full parcel)

Contour Line	Contour Line Elevation in Feet	Contour Line Length in Feet
1	1058	52.75
2	1057	75.74
3	1056	93.59
4	1055	137.76
5	1054	178.27
6	1053	154.81
7	1052	151.03
8	1051	160.32
9	1050	150.59
10	1049	143.79
11	1048	142.72
12	1047	151.80
13	1046	164.24
14	1045	175.68
15	1044	176.63
16	1043	184.31
17	1042	189.84
18	1041	217.36
19	1040	205.55
20	1039	212.30
21	1038	247.45
22	1037	241.02
23	1036	224.58
24	1035	183.26
25	1034	116.39
26	1033	81.66
Total Contour Line Length in Feet:		**4213.44**

Average Slope Formula:

$$S = \frac{I \times L \times 100}{A}$$

When S = Average percent slope
When I = Contour line elevation interval in feet
When L = Sum of the length of all contour lines across the parcel
When A = Net area of parcel in square feet

$$S = \frac{(1)(4,213.44') \times 100}{19,360\ SF}$$

When S = Average percent slope
When I = 1
When L = 4,213.44'
When A = 19,360 SF

$$S = \frac{421,344'}{19,360\ SF}$$

S = 21.76

Average slope for full parcel = 21.76%

☐ **Average Slope Formula**

FAR Determination

City of Agoura Hills, California
Department of Planning and Community Development
Architectural Design Standards & Guidelines

Table 1 -- Floor Area Ratio (FAR):

Lot Size	Maximum Allowed Structure Size
10,001 to 20,000 SF	2,000 SF plus 0.2 multiplied by the lot area over 10,001 SF

Exemptions from the FAR calculations:

a. Space for a three car garage (230 SF per space up to a maximum of 690 SF for a single-family residence).

FAR Calculations:	Notes:
2,000 SF + (0.2 x 9,359 SF)	Lot Area: 19,360 SF
Base FAR = 3,871 SF	Lot Area over 10,001 SF: 9,359 SF

Table 2 -- Slope Factor as Related to Average Slope:

% Slope	Slope Factor
15 or less*	1.00
22	**0.93**

Base FAR (3,871 SF) x Slope Factor (0.93)
Allowable FAR = 3,600 SF

Proposed FAR:	Notes:
3,966 SF - 460 SF	(E) Dwelling & Garage + (N) Bedroom Suite: 3,966 SF
Proposed FAR = 3,506 SF	(2) exempt parking spaces @ 230 SF each: 460 SF

Proposed FAR (3,506 SF) < Allowable FAR (3,600 SF)

☐ **Floor Area Ratio (FAR)**

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Diagrams - Hillside Area / Avg. Slope Formula / FAR

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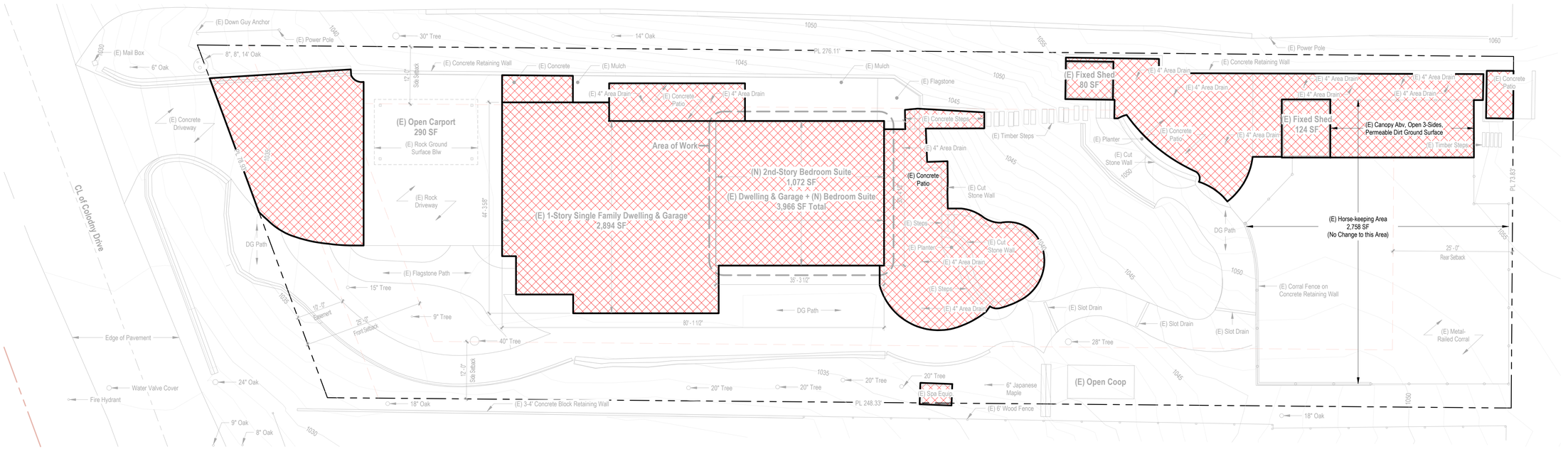
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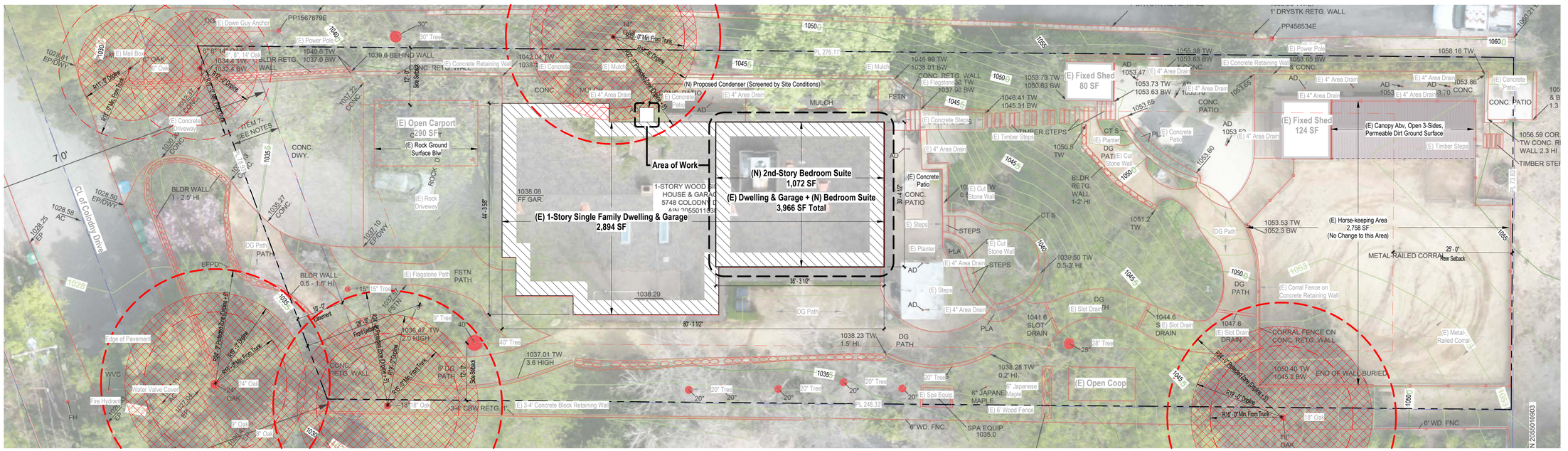
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G0.10



2 3/32" = 1'-0" **Site Diagram - Permeable / Impermeable Surface Coverage**

Permeable-Impermeable Surface Legend



1 3/32" = 1'-0" **Site Diagram - Tree Protected Zones**

Tree Protected Zone Legend

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Diagrams - Permeable Surfaces / Tree Protected Zones

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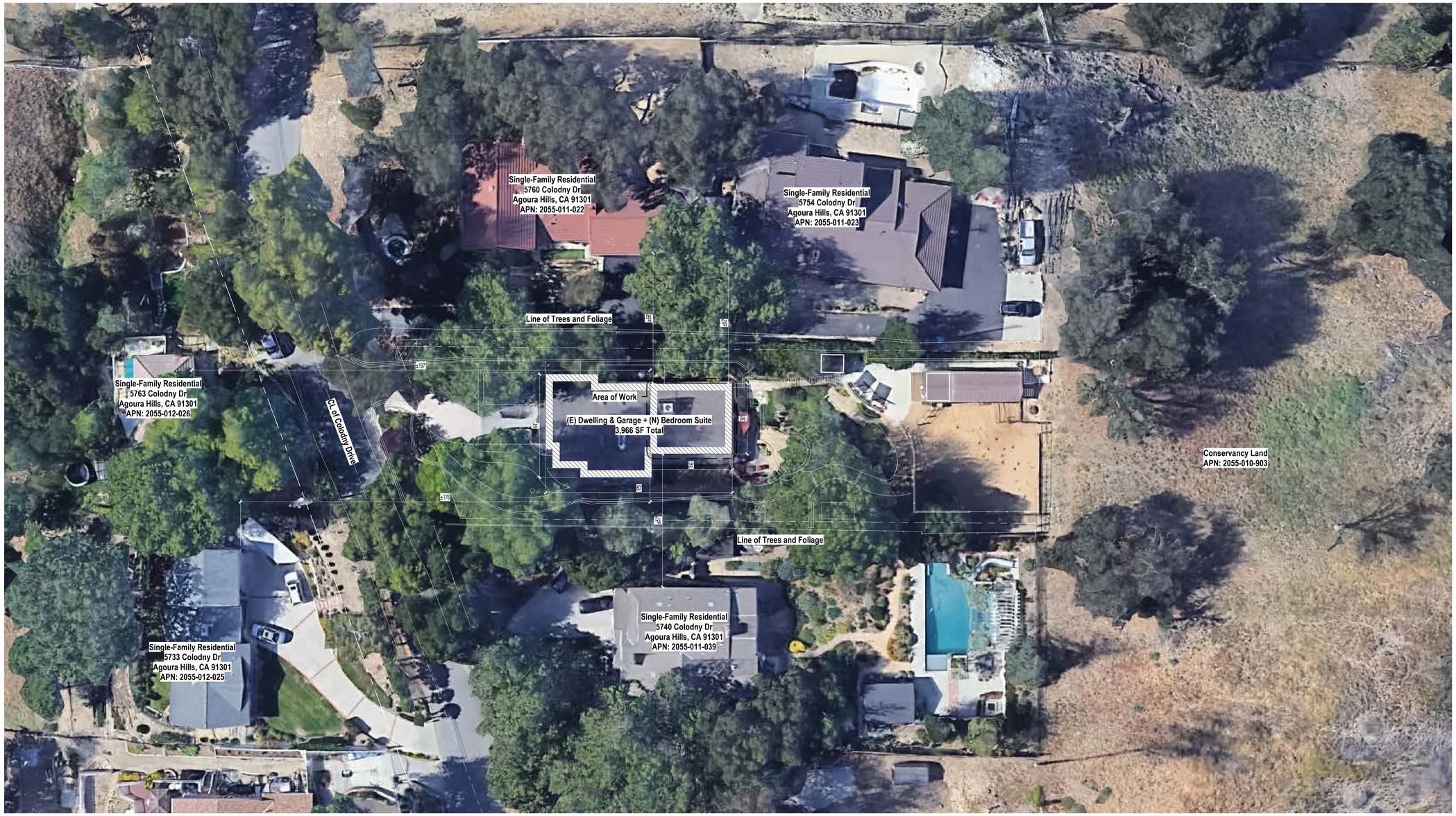
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G0.11



1 3/64" = 1'-0" **Site Diagram - Adjacent Lots / Neighboring Views**

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Diagrams - Adjacent Properties / Neighboring Views

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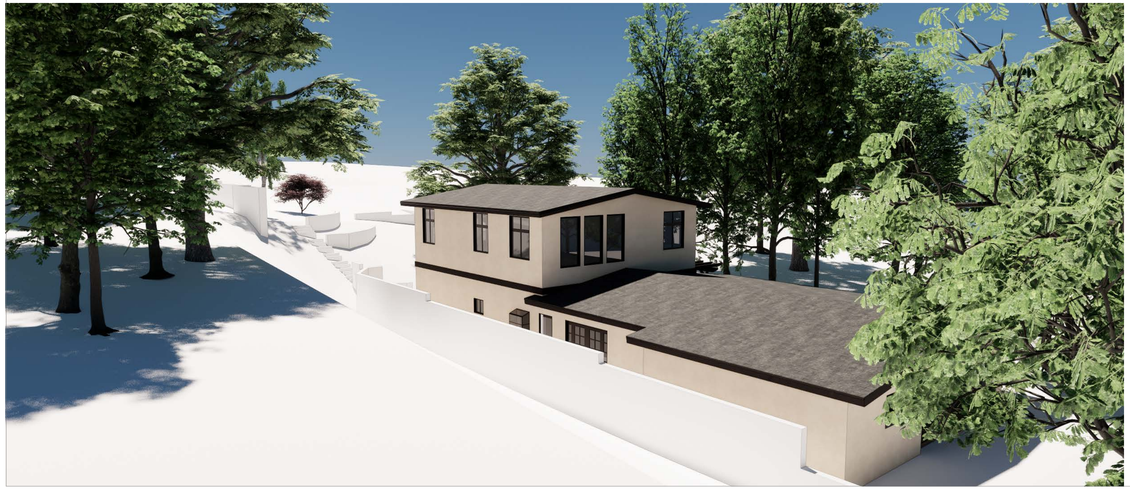
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Renderings

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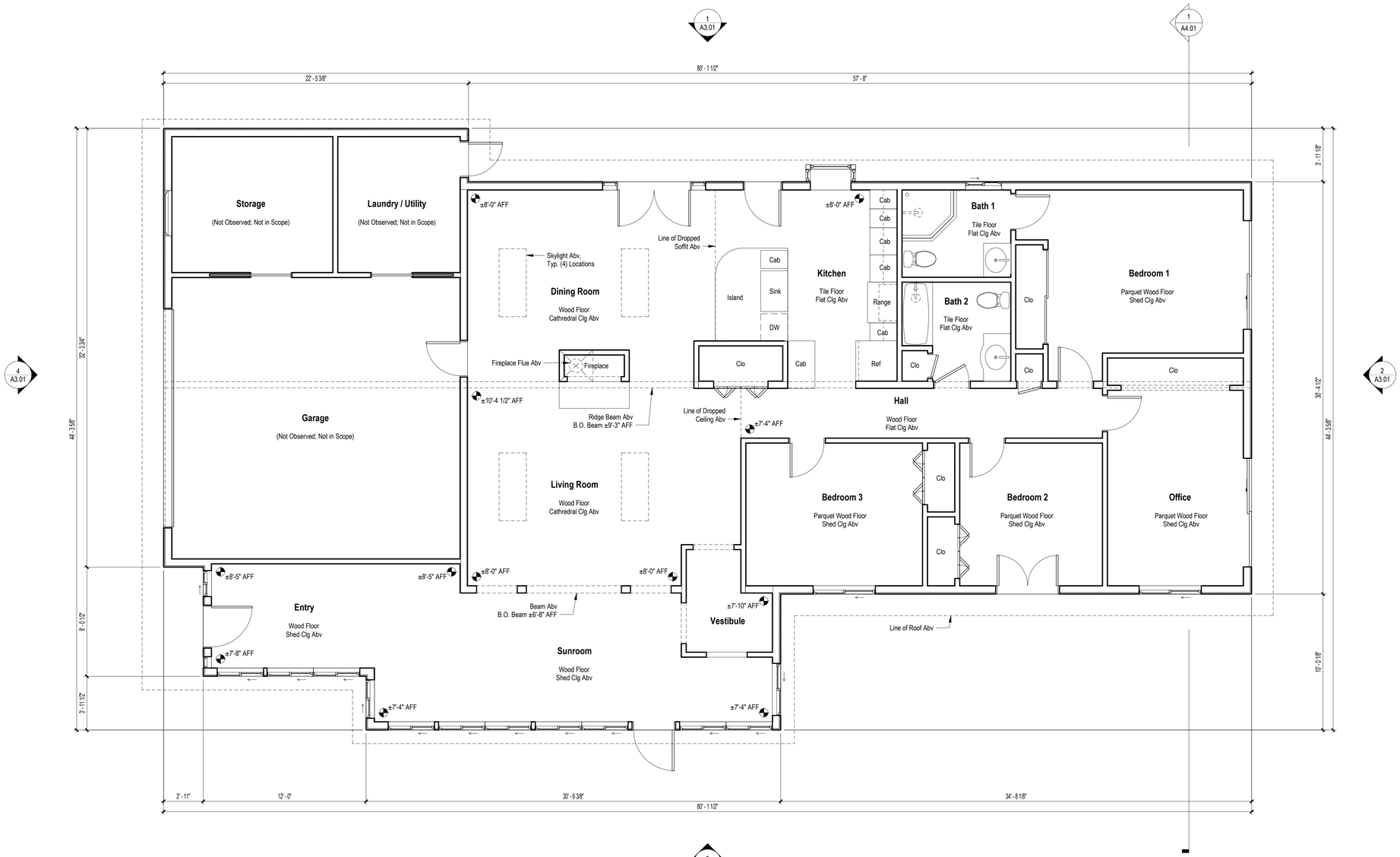
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G1.00



1 1/4" = 1'-0" **Level 1 (Existing)**

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Floor Plan - L01 (Existing)

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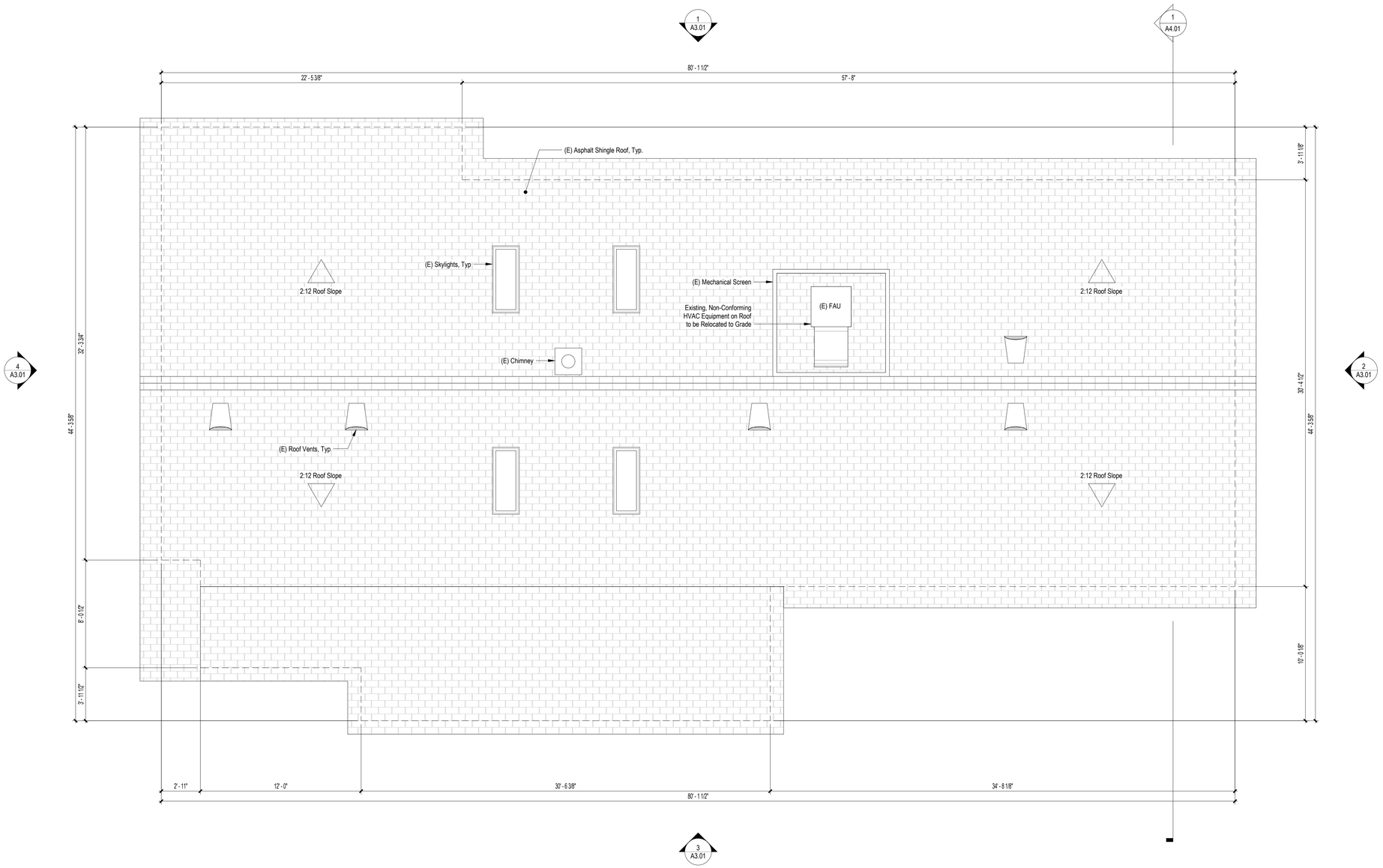
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A2.01



1 1/4" = 1'-0" **Roof Plan (Existing)**

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Roof Plan (Existing)

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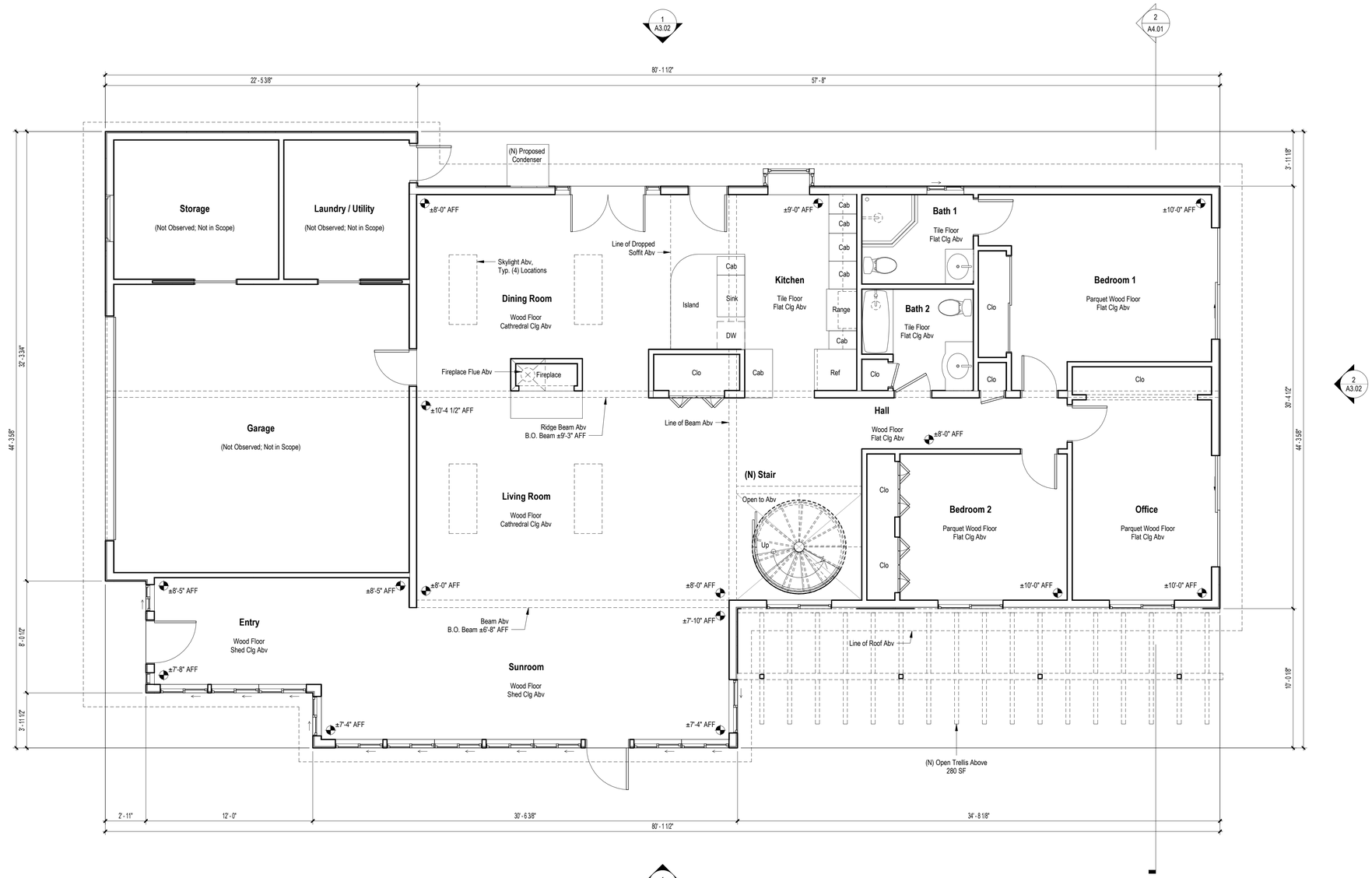
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A2.02



1 1/4" = 1'-0" **Level 1 (New)**

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Floor Plan - L01 (New)

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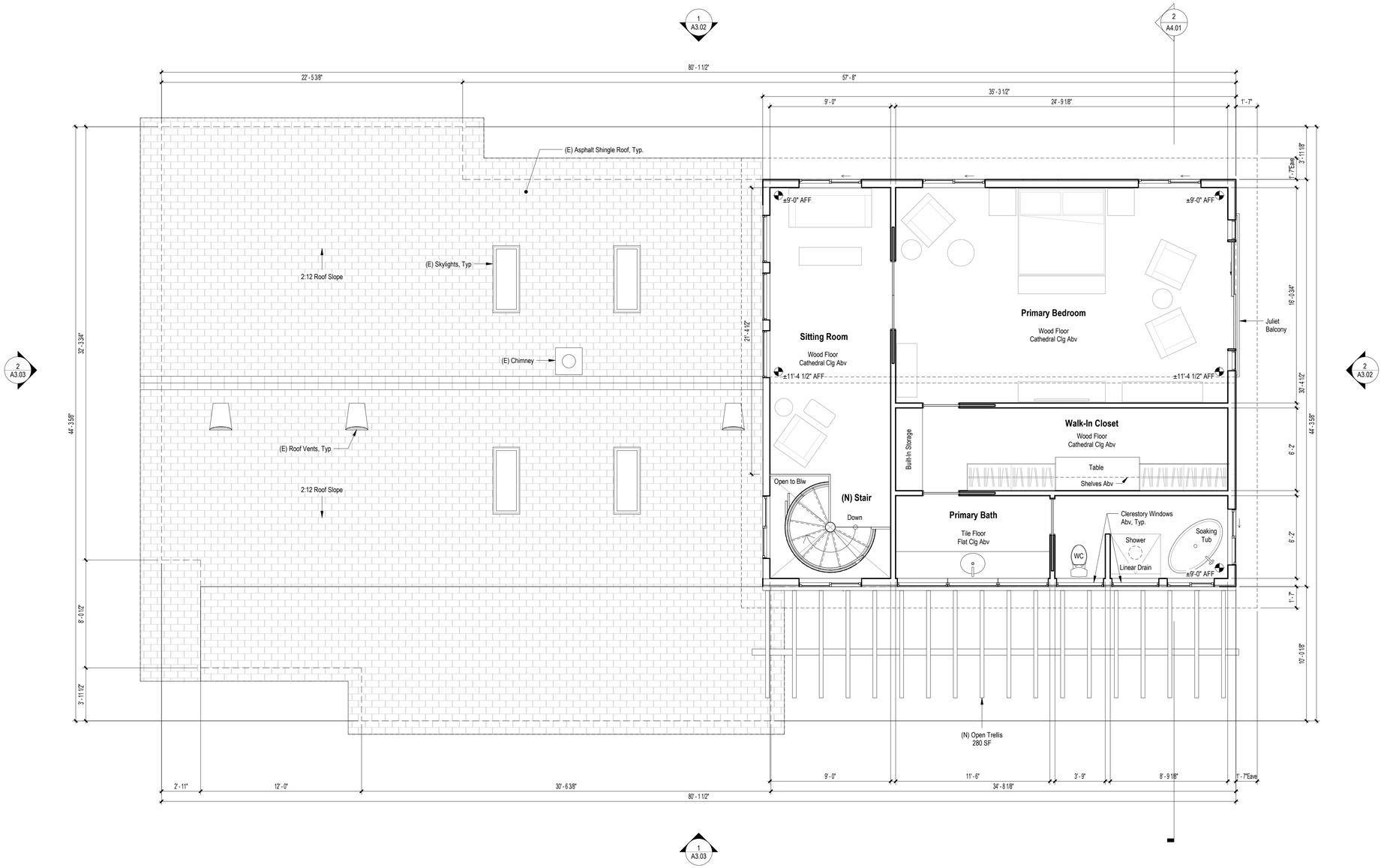
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A2.03



2 1/4" = 1'-0" **Level 2 (New)**

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Floor Plan - L02 (New)

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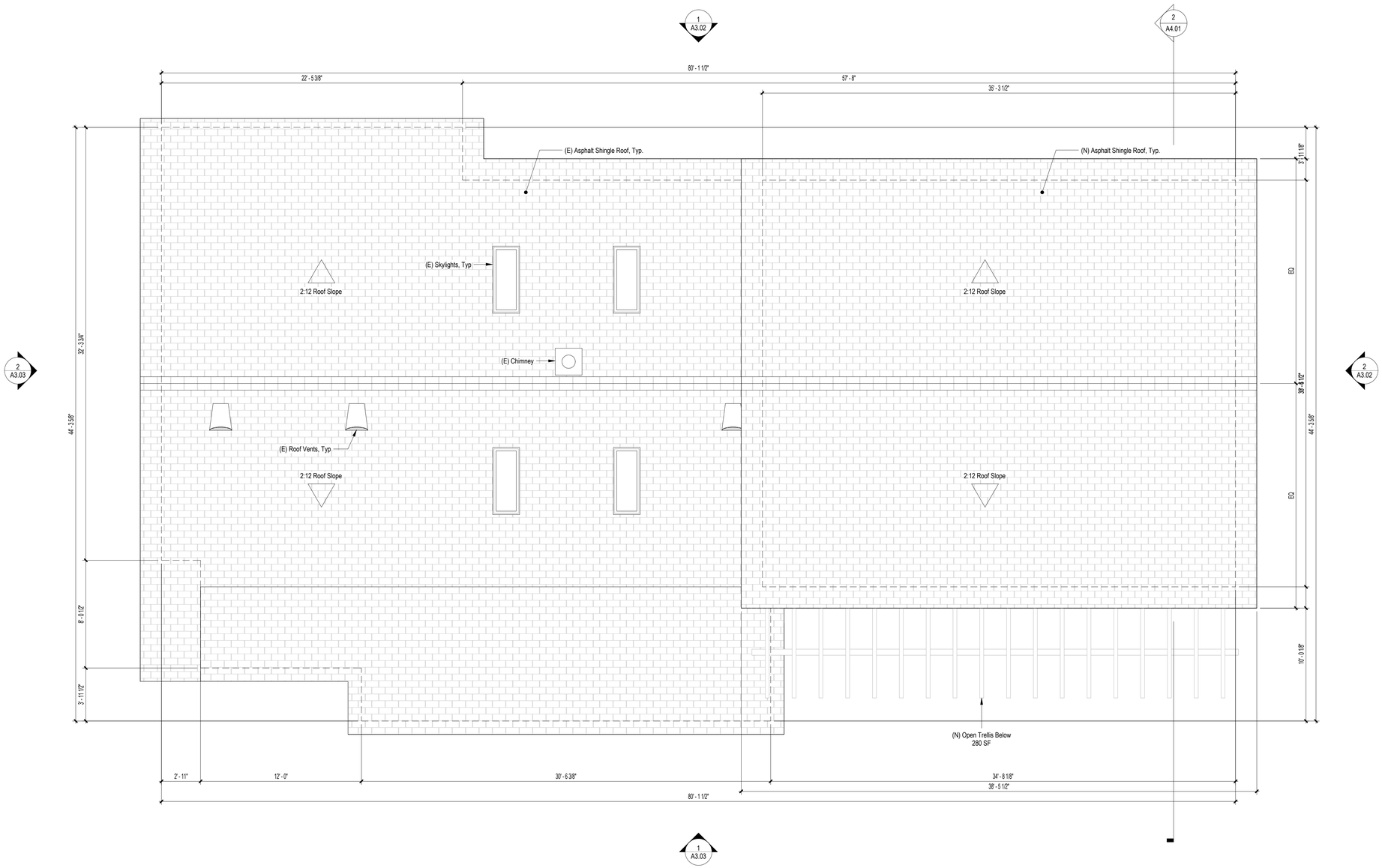
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A2.04



2 1/4" = 1'-0" **Level 2 Roof (New)**

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Roof Plan (New)

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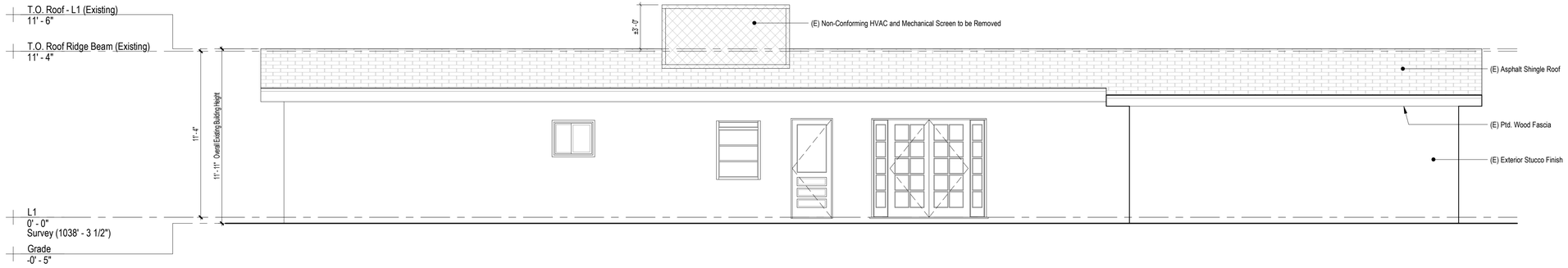
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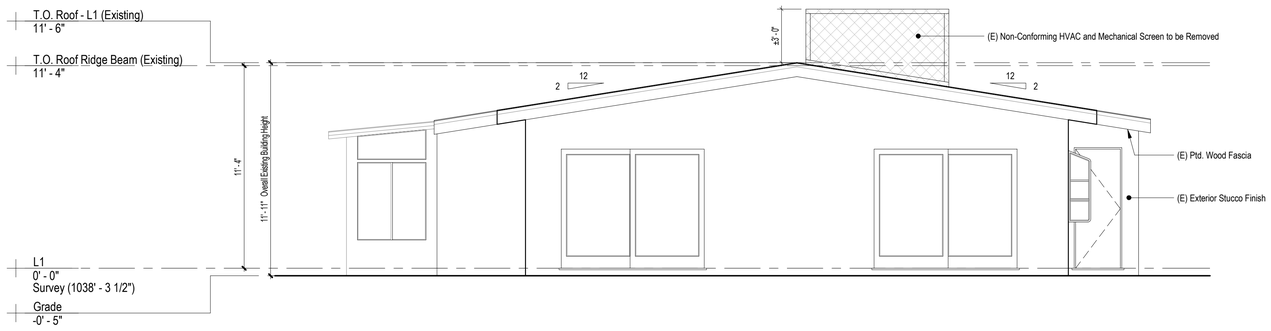
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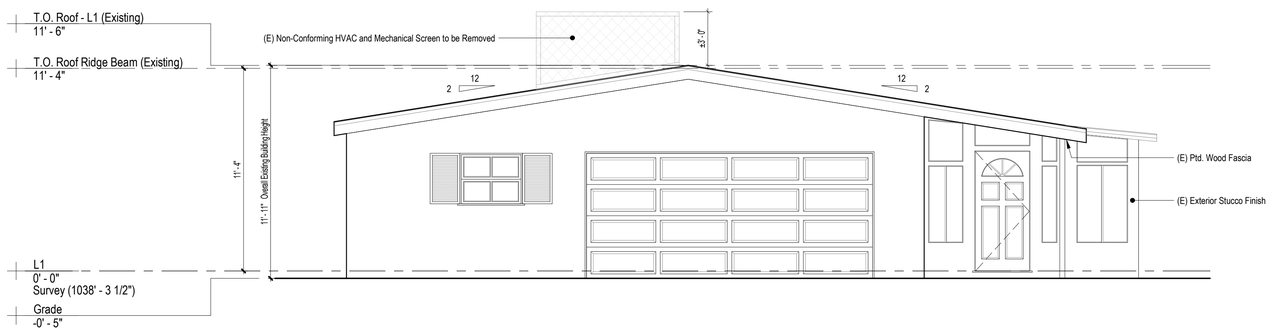
1 1/4" = 1'-0" **Exterior Elevation - North (Existing)**



2 1/4" = 1'-0" **Exterior Elevation - East (Existing)**



3 1/4" = 1'-0" **Exterior Elevation - South (Existing)**



4 1/4" = 1'-0" **Exterior Elevation - West (Existing)**

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Exterior Elevations

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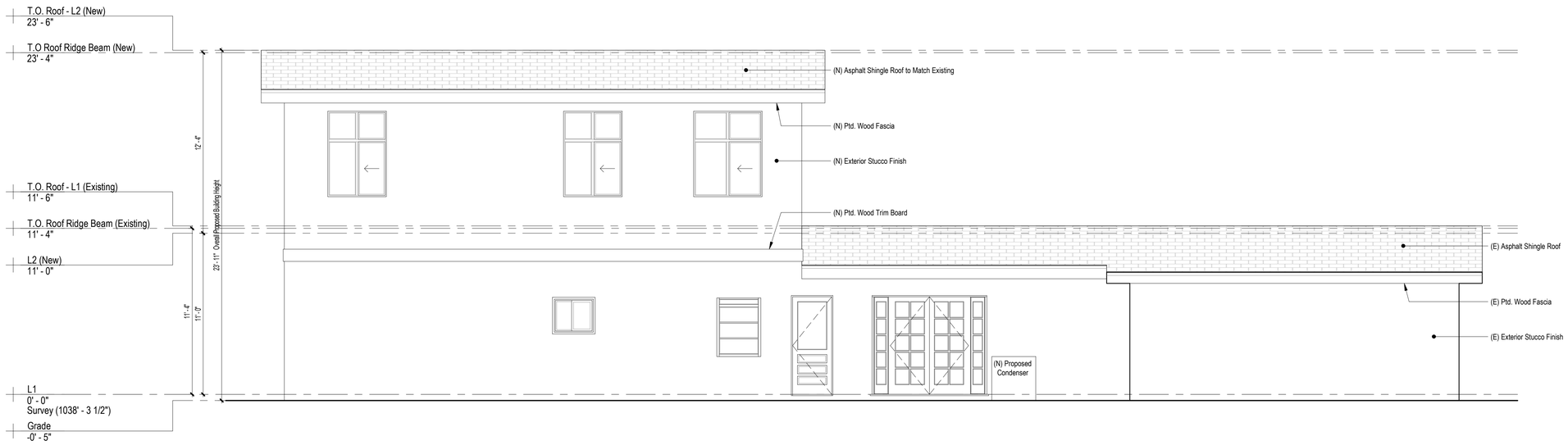
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SCALE:

SHEET NO:

A3.01



1 1/4" = 1'-0" **Exterior Elevation - North (New)**



2 1/4" = 1'-0" **Exterior Elevation - East (New)**





Asphalt Shingle Roof to Match Existing



Bronze / Dark Brown:
Ptd. Wood Fascia; Ptd. Wood Trim Board; Ptd. Steel Rail; Ptd. Wood Trellis

Cream / Off-White:
Exterior Stucco Finish

Material Board

Animo Architects

507 N Ave 49
Los Angeles, CA 90042
P: 443 534 4038
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Colodny Addition

5748 Colodny Dr.
Agoura Hills, CA 91301

Exterior Elevations (New)

LICENSED ARCHITECT
CHRISTOPHER J WERNER
C-35849
6.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

SET ISSUE:

DATE:	ISSUE:
9/21/2025	Planning Submission
10/31/2025	Planning Submission - REV1
11/14/2025	Planning Submission - REV2
12/19/2025	Planning Submission - REV3

PROJECT NO:

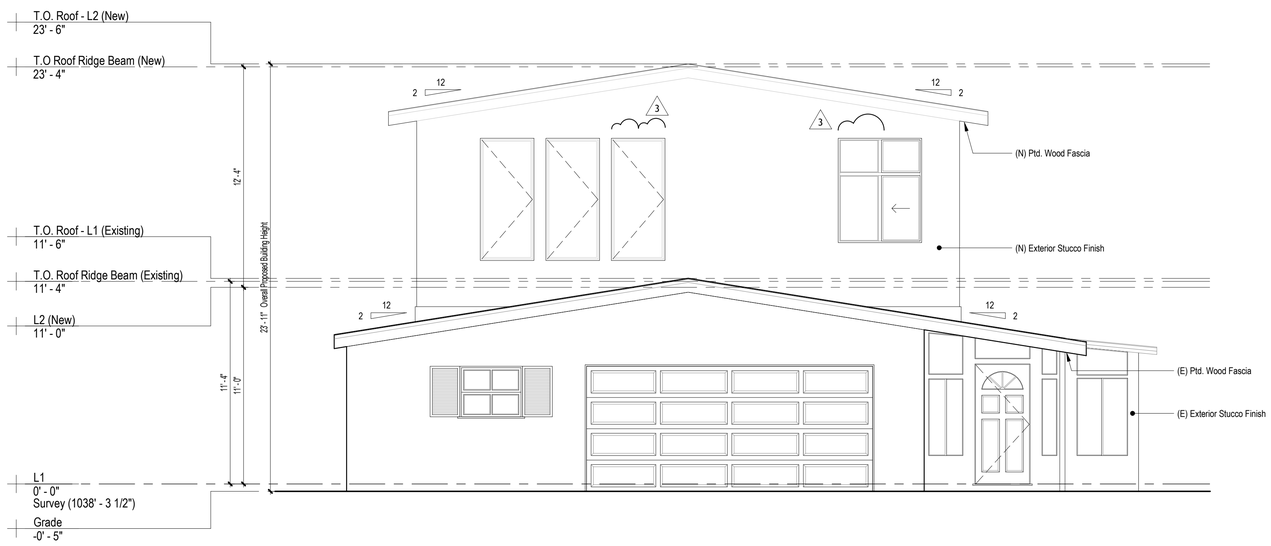
SCALE:

SHEET NO:

A3.02



1 1/4" = 1'-0" **Exterior Elevation - South (New)**



2 1/4" = 1'-0" **Exterior Elevation - West (New)**

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Colodny Addition

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Agoura Hills, CA 91301

Exterior Elevations (New)

LICENSED ARCHITECT
CHRISTOPHER J WERNER
C-35849
6.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

SET ISSUE:

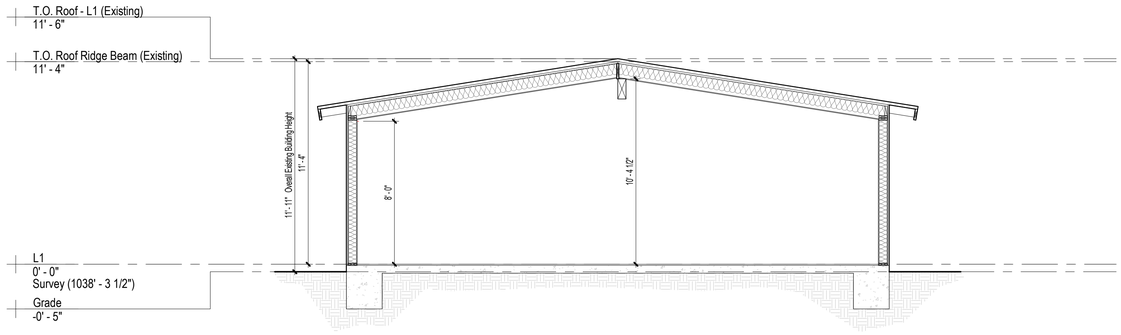
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9/21/2025	Planning Submission
12/19/2025	Planning Submission - REV3

PROJECT NO:

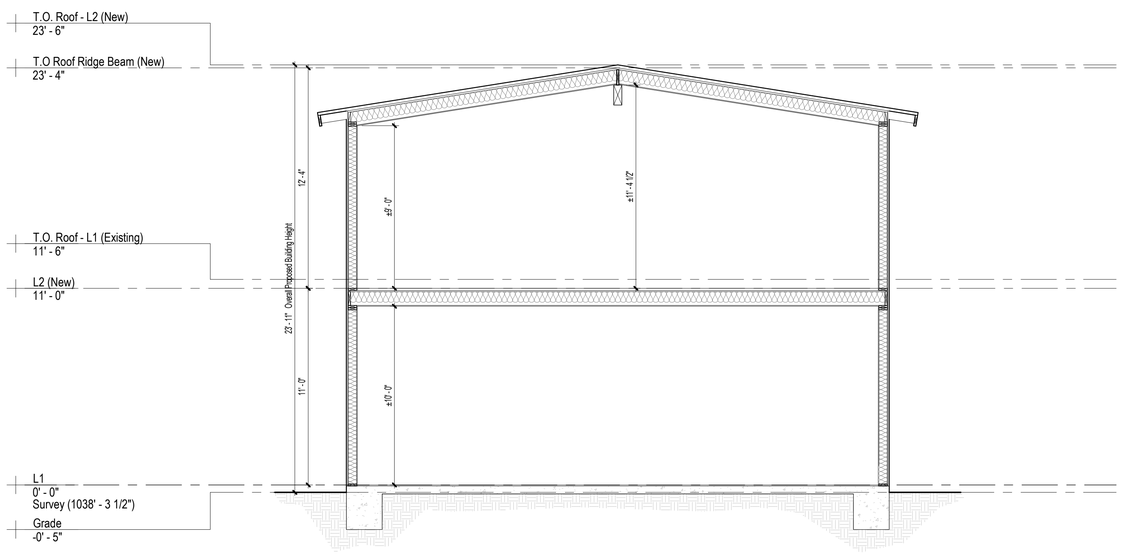
SCALE:

SHEET NO:

A3.03



1 1/4" = 1'-0" **Section 1 - North-South (Existing)**



2 1/4" = 1'-0" **Section 1 - North-South (New)**

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Colodny Addition

5748 Colodny Dr.
Agoura Hills, CA 91301

Schematic Building Sections (Existing & New)

LICENSED ARCHITECT
CHRISTOPHER J WERNER
C-35849
6.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

SET ISSUE:

DATE:	ISSUE:
9/21/2025	Planning Submission

PROJECT NO:

SCALE:

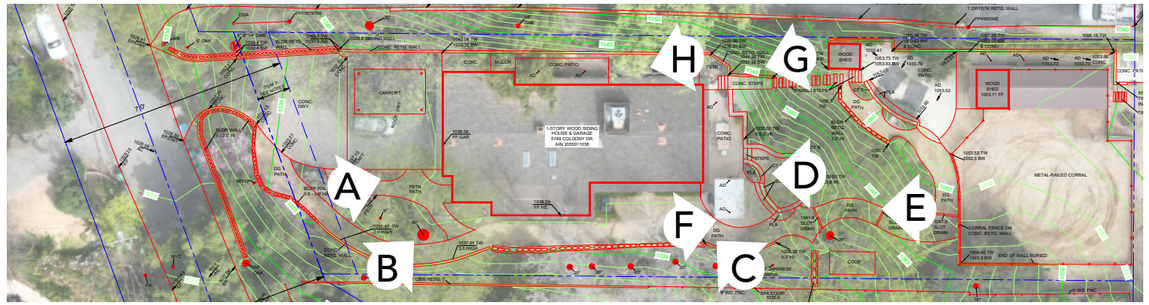
SHEET NO:

A4.01

July 3, 2025

5748 Colodny Dr

SITE PHOTOGRAPHS



Survey / Site Plan



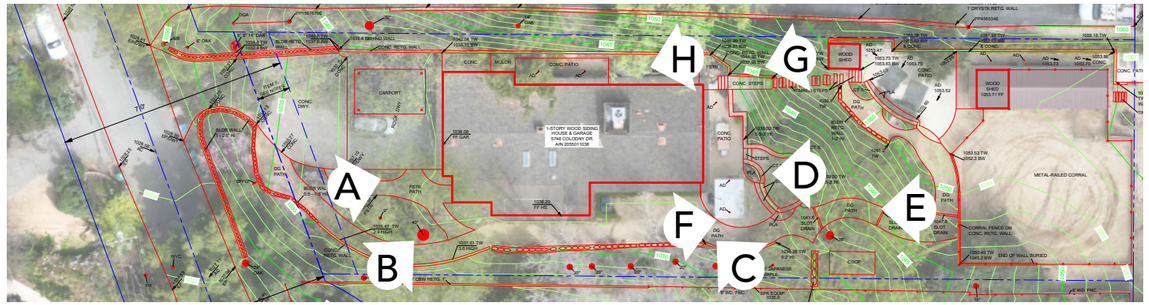
Elevation A.

West side, front of house



Elevation B.

Southwest side



Survey / Site Plan



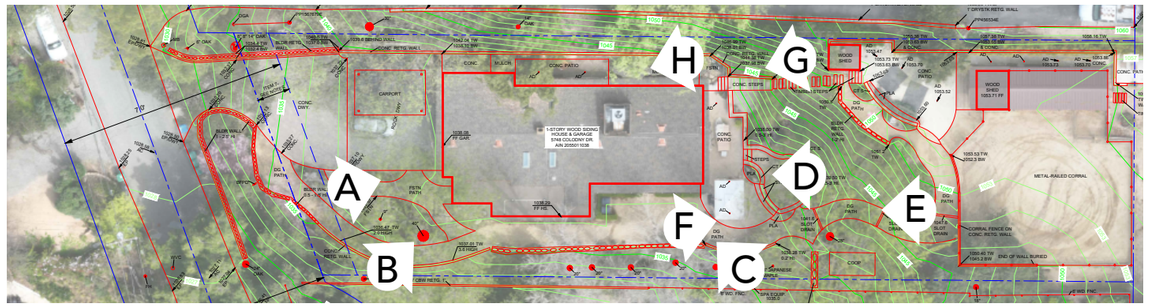
Elevation C.

Southeast side



Elevation D.

East side



Survey / Site Plan



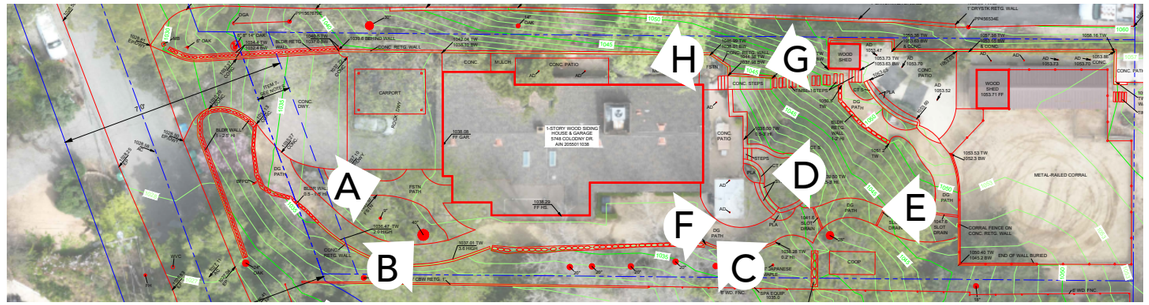
Elevation E.

East side, rear yard



Elevation F.

East side, rear yard



Survey / Site Plan



Elevation G.

Northeast side



Elevation H.

North side